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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



04107471020

Doc#: 0410747102
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/16/2004 08:28 AM Pg: 1 of 3

4332419 1/2

4332419 PF-12

THE GRANTOR(S), Freebaum-Warner LLC, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Allen R. Tiffin, ~~Husband & Wife~~ and Kerry A. Donegan, husband & wife as tenants by the entirety, (GRANTEE'S ADDRESS) 1220 W. Cornelia, Unit 1, Chicago, Illinois 60657 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

SUBJECT TO: general real estate taxes not yet due and payable; covenants, conditions, and restrictions of record; public and utility easements; zoning and building laws and ordinances; roads and highways, if any; the Act; the Declaration and By-Laws; such other matters as to which the Title Insurer commits Purchaser against loss or damage; Encroachments, which do not effect the use of the Units as a residence; and acts of Purchaser

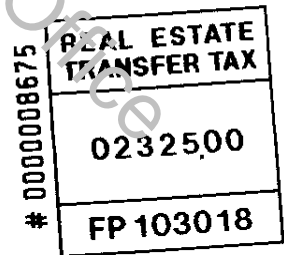
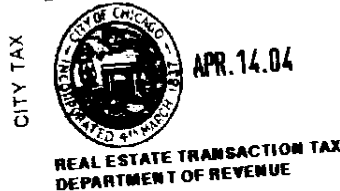
hercby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-17-310-014-0000
Address(es) of Real Estate: 1447 W. Warner, Unit 1W, Chicago, Illinois 60613

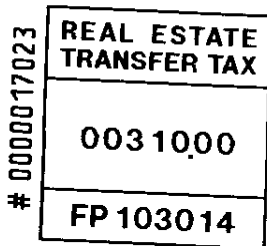
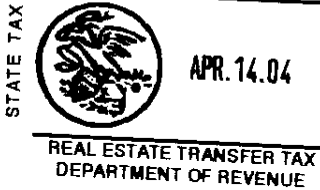
Dated this 9TH day of APRIL, 2004

Freebaum-Warner LLC
By: Michael Freeman
Michael Freeman
Member

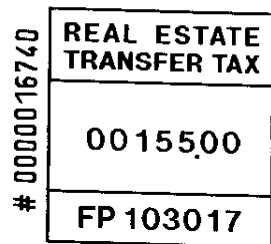
CITY OF CHICAGO



STATE OF ILLINOIS



COOK COUNTY
REAL ESTATE TRANSACTION TAX

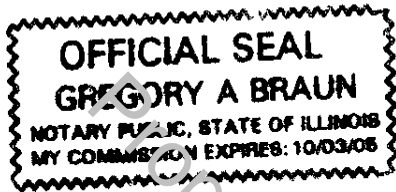


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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Michael Freeman, Member of Freebaum-Warner LLC, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 9th day of APRIL, 2004



Gregory A. Braun (Notary Public)

Prepared By: Gregory A. Braun
217 N. Jefferson
Chicago, Illinois 60661

Mail To:
Lisa Raimondi
Raimondi & Orton, Ltd.
4305 N. Lincoln Avenue
Chicago, Illinois 60618

Name & Address of Taxpayer:
Allen R. Tiffin and Kerry A. Donegan
1447 W. Warner, Unit 1W
Chicago, Illinois 60613

Property of Cook County Clerk's Office

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EXHIBIT "A" LEGAL DESCRIPTION

Unit 1W and P-⁵~~7~~ IN 1445-47 WARNER CONDOMINIUMS AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

Lot 10 in Block 2 in Ashland Avenue Addition to Ravenswood in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which Survey is attached as Exhibit "B" to the Declaration of Condominium Recorded November 6, 2003, as Document 0331019169, as amended from time to time. Together with its Undivided Interest in the Common Elements.

PIN: 14-17-310-014-0000

GRANTOR ALSO HEREBY GRANTS THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.