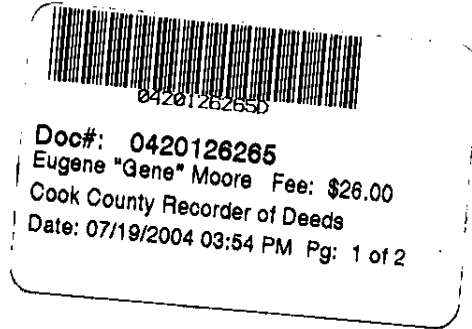


UNOFFICIAL COPY



First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Trust to Individual**



THE GRANTOR(S), Michael Wagner, of the City of Chicago, County of Cook, State of IL, not individually but solely as trustee of the Eleanor Wagner Trust, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to James J. Ganley, of 6055 N. Lucerne, Chicago, IL 60646 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

Lots 3 and 4 in Block 15 in Avondale being Philpot's Subdivision of lots 1, 2, 5 and 6 in Brand's Subdivision of the North East quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, with the North West quarter of the North West quarter of Section 25, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Covenants, conditions and restrictions of record, Existing leases and tenancies, General real estate taxes for the year 2003 and subsequent years, ~~Unconfirmed special governmental taxes and assessments~~, Public and utility easements, ~~Governmental taxes or assessments for improvements not yet completed~~. *unconfirmed special governmental taxes and/or taxes or assessments for improvements not yet completed.*
Hereby 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): 13-26-212-024-0000, 13-26-212-023-0000
Address(es) of Real Estate: 3048-3050 N. Sawyer, Chicago, IL 60618

Dated this 17 day of MAY, 20 04

Michael F. Wagner (SEAL)
Michael Wagner as the trustee of the Eleanor Wagner Trust

FIRST AMERICAN
File # 797987

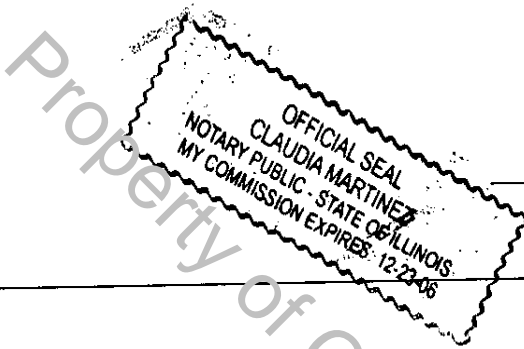
CITY OF CHICAGO
CITY TAX
0000007209
REAL ESTATE TRANSFER TAX
02887.50
FP 102812
JUL.-2.04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

UNOFFICIAL COPY

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 Wagner, 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 17th day of May, 2004.



Claudia Martinez (Notary Public)

Prepared by:
Robin S. King
Law Offices of Robin S. King
669 Walden Road
Winnetka, Illinois 60093

Mail To:
Daniel Lauer, Attorney at Law
1424 W. Division
Chicago, Illinois 60622

Name and Address of Taxpayer:
James J. Ganley
6055 N. Lucerne
Chicago, IL 60646

