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Chicago Title Insurance Company
**WARRANTY DEED
ILLINOIS STATUTORY**



Doc#: 0423242287
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/19/2004 01:16 PM Pg: 1 of 3

THE GRANTOR(S), 1949-55 W. Foster, 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 Kimberly G. Junkert, individually, 5455 N. Sheridan, #3506, Chicago, Illinois 60640 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 hereto and hereby made a part hereof.

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SUBJECT TO: general taxes for the year and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s), general real estate taxes not due and payable at the time of Closing, the Illinois Condominium Property Act and the Municipal Code of Chicago, the Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and Bylaws for 1949-55 W. Foster Condominium Association including all amendments and exhibits thereto, applicable zoning and building laws and ordinances, acts done or suffered by Grantee or anyone claiming by, through, or under Grantee, easements, agreements, conditions, covenants and restrictions of record, if any, leases and licenses affecting the Common Elements or Grantee, liens and other matters of title over which the Chicago Title Insurance Company, is willing to insure without cost to Purchaser and encroachments, if any.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein, 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): 14-07-400-008-0000
Address(es) of Real Estate: 1949-55 W. Foster, Units 1953-3, P-5, Chicago, Illinois 60640

Dated this 13th day of July, 2004

1949-55 W. Foster, LLC
By: Vincent O'Donnell
Vincent O'Donnell
Managing Member

2083

BOX 333-CP
S.T.I./M
8233342
24074378

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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 Vincent O'Donnell, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 13th day of July, 2004

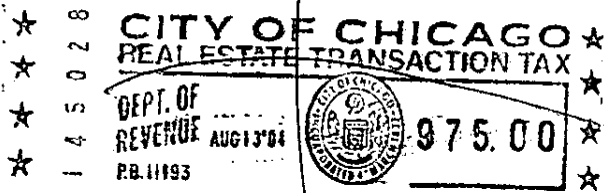
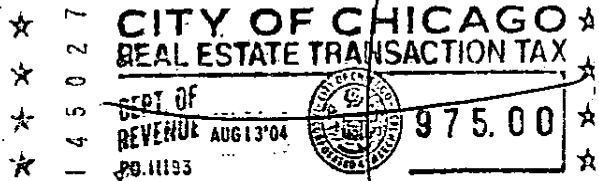
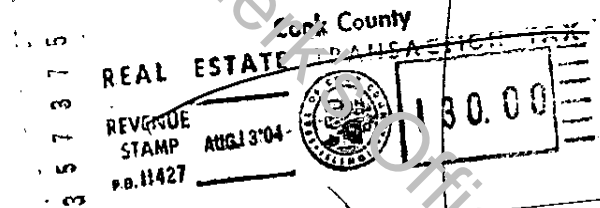
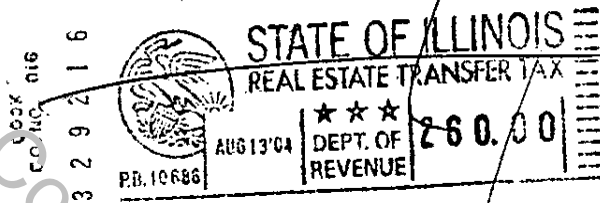


Stephanie D Simon
(Notary Public)

Prepared By: Earl L. Simon
5301 W. Dempster
Skokie, Illinois 60077

Mail To:
James Karras
619 Enterprise Drive # 205
Oak Brook, Illinois 60523

Name & Address of Taxpayer:
Kimberly G. Junkert
1949-55 W. Foster, Units 1953-3, P-5
Chicago, Illinois 60640



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LEGAL DESCRIPTION

and P-5

UNIT NUMBER 1953-3/IN THE 1949-55 W. FOSTER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A TRACT OF LAND FORMERLY KNOWN AS THE WEST 90 FEET OF LOTS 1 AND 4 IN BLOCK 3 IN CLYBOURN'S ADDITION TO RAVENSWOOD A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT RAILROAD), IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "~" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER ~; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Property of Cook County Clerk's Office