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First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual**



Doc#: 0424005177
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 08/27/2004 11:42 AM Pg: 1 of 4

THE GRANTOR, Synovation Development, LLC, an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said company, CONVEY(S) and WARRANT(S) to Jason A. Webber of 705 Stoughton, Urbana, IL 61801 of the County of Urbana, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

GRANTOR also hereby grants to the grantee, its successor 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 property described therein.

*The tenant waived their option to purchase the subject unit.

SUBJECT TO: General taxes for the year 2003 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2003 and thereafter; 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, and covenants, conditions and restrictions of record.

Permanent Real Estate Index Number(s): 20-23-412-060-0000
Address(es) of Real Estate: 6940 S. Dorchester #3, Chicago, IL 60637

1st AMERICAN TITLE order # 870011 10F2

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its, and attested by its this

8th day of July, 20 04

Synovation Development, LLC

Attest

Robert Francisco, manager

ATTEST

Charles C. Witte, MEMBER

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Notary Page

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that CHARLES WITTE

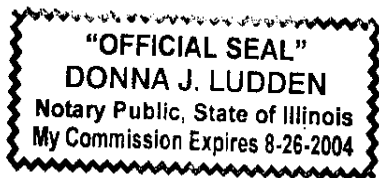
Personally known to me to be the same person whose name(s) are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 22nd day of July, 2004.

Commission Expires 8-26-04

Notary Seal

Donna J. Ludden
Notary Public



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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Robert Francisco, personally known to me to be the manager of Synovation Development, LLC, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such manager he signed and delivered the said instrument and caused the company seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of July, 20 04.

Beverly Conrad
Official Seal
Beverly Conrad
Notary Public State of Illinois
My Commission Expires 05/01/06

Prepared by:
Michael Conrad
1561 Oakton Street
Des Plaines, IL 60018

Mail To: *Jason Webber*
6351 W. Montrose
Box 303
Chicago, IL 60634

Name and Address of Taxpayer:
Jason A. Webber
~~705 Stoughton~~ *6938 Dorchester #1*
~~Urbana, IL 61801~~ *Chicago, IL 60637*

REAL ESTATE TRANSACTION TAX
REVENUE
STAMP MAY 13 2004
10847 109.50

000012
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
073129

CITY OF CHICAGO
CITY TAX
AUG. 18.04
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
000009016
REAL ESTATE TRANSFER TAX
0164250
FP 102812

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Exhibit "A" – Legal Description

UNIT 6940-3 IN 6938-6940 S. DORCHESTER CONDOMINIUM AS DELINEATED ON A SURVEY OF LOTS THIRTY-EIGHT (38) AND THIRTY-NINE (39) IN BLOCK TWO (2) IN SCAMMON AND DICKEY'S SUBDIVISION OF ALL THAT PART OF THE WEST HALF OF THE SOUTH EAST QUARTER OF SECTION TWENTY-THREE (23) TOWNSHIP THIRTY-EIGHT (38) NORTH, RANGE FOURTEEN (14) EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE ILLINOIS CENTRAL RAILROAD (EXCEPT ONE (1) ACRE IN THE NORTH EAST PART THEREOF) RECORDED JUNE 17, 1873 AS DOCUMENT 109423, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 5, 2004 AS DOCUMENT 0412534002, AND ANY AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office