WARRANTY DEED

Doc#: 0429235209
Eugene "Gene" Moore Fee: $26.00
Cook County Recorder of Deeds
Date: 10/18/2004 01:56 PM Pg: 1 of 2

For good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantors **Richard S. Sova** and **Susanne T. Sova,** husband and wife, of Lakewood, Illinois, hereby releasing any rights under the Illinois Homestead exemption laws, convey and warrant to Grantee **BDB Magnolia, LLC,** an Illinois limited liability company, of Chicago Illinois, the following described real estate:

Legal Description:
LOT 10 IN SUB-BLOCK 7 OF BLOCK 13 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 14-32-126-034

Address: 2122 North Magnolia Avenue, Chicago, Illinois 60614

Subject to: Covenants, conditions and restrictions of record that do not adversely affect the use of the property as a residence; public and utility easements that do not underlie any existing improvements constructed on the Property by Purchaser; general real estate taxes not yet due and payable; and acts done or suffered by, through, or under Purchaser.

Dated this 8th day of September, 2004

_____
Richard S. Sova

_____
Susan T. Sova

I, the undersigned, a Notary Public licensed in Cook County, Illinois, certify that Richard S. Sova and Susanne T. Sova personally known to me, appeared before me this day in person and acknowledged that this document was signed as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on
_____9-8_____, 2004

_____
Notary Public

"OFFICIAL SEAL"
NANCY M WASILY
NOTARY PUBLIC STATE OF ILLINOIS
COMMISSION EXPIRES 08/18/07

This instrument prepared by:
Rodney F. Reeves
19 South La Salle Street
Chicago, IL 60603

Mail to:
Peter A. Levy
Piper Rudnick
203 North La Salle Street, Suite 1800
Chicago, IL 60601

City of Chicago
Dept. of Revenue
351760
09/09/2004 10:04 Batch 05030 16

Real Estate
Transfer Stamp
$7,875.00

Box 333

STATE OF ILLINOIS

STATE TAX

OCT. -7.04

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000007894 7

REAL ESTATE
TRANSFER TAX

0105000

FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX

OCT. -7.04

REVENUE STAMP

0000079155

REAL ESTATE
TRANSFER TAX

0052500

FP 102802