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1/2
WARRANTY DEED
4345842 SXT

MAIL TO:

Paul K. Binder, Esq.
Binder & Streckert, Ltd.
4165 North Lincoln Avenue
Chicago, IL 60618

G I T



Doc#: 0431547161
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/10/2004 10:55 AM Pg: 1 of 3

NAME/ADDRESS OF TAXPAYER:

Jeffrey Taylor and Laura M. Dooley
6146 North Washtenaw, Unit 1
Chicago, IL 60659

THE GRANTORS, MATTHEW JAFFE, a single man never married and JERRY KERSZ, divorced and not since remarried, each as to an undivided 1/2 interest, for and in consideration of ten and no/100 dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY and WARRANT to JEFFREY TAYLOR, a single man and LAURA DOOLEY, a single woman, both of Chicago, Illinois, not at tenants in common but as joint tenants, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

ADDRESS: 6146 North Washtenaw, Unit 1, Chicago, IL 60659

P.I.N. No.: 13-01-217-022

THIS IS NOT HOMESTEAD PROPERTY

In Witness Whereof, said Grantors have caused their names to be signed to these presents and attested this 15th day of October, 2004.

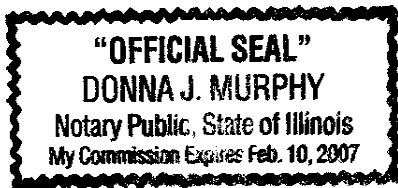
Matthew Jaffe

Jerry Kersz

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Matthew Jaffe and Jerry Kersz are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN UNDER MY HAND AND OFFICIAL SEAL this 15th day of October, 2004.



Notary Public

This instrument was prepared by Joseph P. Mulhern, 221 North LaSalle Street, Suite 2200, Chicago, IL 60601


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EXHIBIT A

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 6146 NORTH WASHTENAW CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0423918095, IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 40 NORTH, RANGE 13, OF THE EAST PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE TAX

STATE OF ILLINOIS



NOV.-3.0%


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000022381

REAL ESTATE TRANSFER TAX
0020000
FP 103014

CITY TAX

CITY OF CHICAGO



NOV.-4.0%

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000011451

REAL ESTATE TRANSFER TAX
02025.00
FP 103018

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



NOV.-4.04

REVENUE STAMP

0000022102

REAL ESTATE TRANSFER TAX
0010000
FP 103017

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EXHIBIT A-1

There were no tenants in this Unit as the entire building was vacant at the time of acquisition and the subsequent condominium conversion. As there were no tenants, a tenant did not have the option to purchase this Unit.

Grantors also hereby grant to the Grantees, their successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefits of said Unit as set forth in the Declaration of Condominium; and Grantors reserve for themselves, their 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 recited and stipulated at length herein.

Property of Cook County Clerk's Office