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Doc#: 0433735236
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/02/2004 01:40 PM Pg: 1 of 3

WARRANTY DEED

MAIL TO:
William Murray
744 South Spring Avenue
LaGrange, IL 60525

NAME & ADDRESS OF TAXPAYER:
Philippe Thevenet
1054-56 West Lawrence, Unit 4C
Chicago, Illinois 60640

GRANTOR(S), Martin McDonagh married to Jane McDonagh and Michael Holmes married to Kathleen Holmes of Woodridge in the County of Du Page, in the State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Philippe Thevenet of 4180 North Marine Drive, Apt. 308, Chicgo in the County of Cook, in the State of IL, the following described real estate:

an
** V. M. M. N. E. O. M. M. N.*

Parcel 1:

Unit 4C in the 1054-56 West Lawrence Condominiums as depicted on the Plat of Survey of the following described real estate:

Lot 3 in Charles Schattes Resubdivision of Lots 14 and 15 in Snow and Dickinson's Subdivision of the South 20 acres of the Southeast fractional 1/4 of Section 8, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

which Plat of Survey is attached as Exhibit "D" to the Declaration of Condominium Ownership, recorded August 24, 2004 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number 0423719084, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2:

The exclusive right to the parking space number P-3, a limited common element "(LCE)", as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 4C as are set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining land described therein.

Permanent Index No:
14-08-415-020 PIQ & OP

*This is not homestead property as to Martin McDonagh & Michael Holmes.

Property Address:
1054-56 West Lawrence, Unit 4C
Chicago, Illinois 60640

SUBJECT TO: (1) General real estate taxes for the year 2003 and subsequent

133300016

TIGF INC

3/11

years. (2) Covenants, conditions and restrictions of record. hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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DATED this 3RD day of November, 2004.

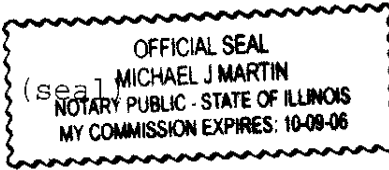
MARTIN McDONAGH
Martin McDonagh

[Signature]
Michael Holmes

STATE OF ILLINOIS)
) SS
COUNTY OF)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Martin McDonagh married to Jane McDonagh and Michael Holmes married to Kathleen Holmes 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 notary seal, this 3RD day of November, 2004.



[Signature] Notary Public

My commission expires 10/09/06

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph _____ Section 4, Real Estate Transfer Act
Date: _____

Prepared By:
Michael J. Martin
401 South LaSalle Street, Suite 606
Chicago, IL 60605


Signature: _____


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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 and Grantor reserves for 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 or mortgage is also 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 therein.


There were no tenants as this is new construction.

STATE OF ILLINOIS
 STATE TAX

 NOV. 19.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 # 0000062898
REAL ESTATE TRANSFER TAX
 00349.00
 FP326650

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 NOV. 19.04
 REVENUE STAMP
 # 0000010855
REAL ESTATE TRANSFER TAX
 00174.50
 FP326665

CITY OF CHICAGO
 CITY TAX

 NOV. 19.04
 REAL ESTATE TRANSACTION TAX
 # 0000000633
REAL ESTATE TRANSFER TAX
 00900.00
 FP326650

CITY OF CHICAGO
 CITY TAX

 NOV. 19.04
 REAL ESTATE TRANSACTION TAX
 # 0000000632
REAL ESTATE TRANSFER TAX
 00900.00
 FP326650

CITY OF CHICAGO
 CITY TAX

 NOV. 19.04
 REAL ESTATE TRANSACTION TAX
 # 0000000634
REAL ESTATE TRANSFER TAX
 00817.00
 FP326650