

File # 729568

WARRANTY DEED (Individual to Individual)



Doc#: 0434302114 Eugene "Gene" Moore Fee: \$26.00 Cook County Recorder of Deeds Date: 12/08/2004 08:21 AM Pg: 1 of 2

THE GRANTOR, Blue Horseshoe Properties, LLC, an Illinois Limited Liability Company, for and in consideration of Ten DOLLARS, and other good and valuable considerations, in hand paid, COVEYS and WARRANTS to

Robert Nell 10 W. Elm St. Apt. 1302 Chicago, IL 60610

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Attached as Exhibit A

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenants 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. 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. The tenant of the unit either waived or failed to exercise the option to purchase the subject unit. 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: 17-05-319-017-0000

Address of Real Estate: 1531 W. Walton, Unit 1, Chicago, IL 60622

George Capra

Jason Vondrachek

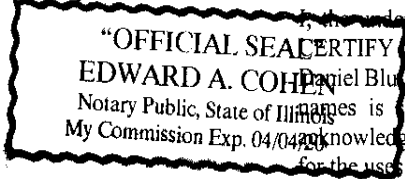
DATED this 26th day of May, 2004.

Daniel Blutstein

Eric Burrough

Dave Wiers

State of Illinois, County of Cook ss.



I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Blue Horseshoe Properties, LLC, by its members George Capra, Jason Vondrachek, Daniel Blutstein, Eric Burrough, and Dave Wiers personally known to me to be the same people whose names 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 their free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 26th day of May, 2004.

Commission expires April 4, 2006 [Signature] Notary Public

This instrument was prepared by LAW OFFICES OF COHEN & HUSSIEN, PC, 6901 W. 111TH STREET, WORTH, IL 60482

MAIL TO: Terry L. Traub 123 W. Madison St., 19th Floor Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO: Robert Nell 1531 W. Walton, Unit 1 Chicago, IL 60622

UNOFFICIAL COPY

ALTA Commitment Schedule C

File No.: C-829568


Legal Description:

PARCEL 1: Unit No. 1, in The 1531 W. Walton Street Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 19, in Averill's Subdivision of the South half of Block 21, in Canal Trustee's Subdivision of the West half of Section 5, Township 39 North, Range 14 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded May 5, 2004, as document no. 0412634045, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PARCEL 2: P-1, a limited common element as set forth and defined in the Declaration of Condominium recorded May 5, 2004 as document no. 0412634045.

COUNTY TAX

REVENUE STAMP




NOV. 22. 04

COOK COUNTY
REAL ESTATE TRANSFER TAX

0000002262

REAL ESTATE TRANSFER TAX
00 138.50
FP 103028

STATE TAX




NOV. 22. 04

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002051

REAL ESTATE TRANSFER TAX
00277.00
FP 103027

CITY TAX



NOV. 19. 04

CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010947

REAL ESTATE TRANSFER TAX
02077.50
FP 102812