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Doc#: 0436341014  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/28/2004 09:46 AM Pg: 1 of 3

WARRANTY DEED  
Statutory (Illinois)  
(individual to individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTORS  
Anthony Fox and Wendy Fox  
f/k/a Wendy Ashen, husband and wife  
1717 W. Erie

04-04189

Above Space for recorder's use only

PREMIER TITLE

of the City of Chicago, County of Cook State of Illinois for and in consideration of Ten and 00/100 DOLLARS, and other good and valuable considerations \$10.00 in hand paid, CONVEYs and WARRANTs to:

Christopher L. Callahan  
953 N. Ashland  
Chicago, IL

(Name and Address of Grantee)

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

See Exhibit A attached hereto.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois \*TO HAVE AND TO HOLD said premises forever. SUBJECT TO: general real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

Permanent Real Estate Index Number(s): 17-07-214-055-0000  
Address(es) of Real Estate: 1717 W. Erie, Chicago, IL 60010

Dated this 8 day of Dec, 2004

[Signature]  
Anthony Fox

(SEAL) [Signature] (SEAL)  
Wendy Fox f/k/a Wendy Ashen

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.:  
COUNTY OF COOK )

I, Deborah Ashen the undersigned, a Notary Public in and for said County, in the State aforesaid,

DO HEREBY CERTIFY that Anthony Fox and Wendy Fox f/k/a Wendy Ashen



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 I have acknowledged that they signed, sealed and delivered the said instrument as their 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 official seal, this 8<sup>th</sup> day of Dec, 2004

Commission expires 6. 12 2007

NOTARY PUBLIC

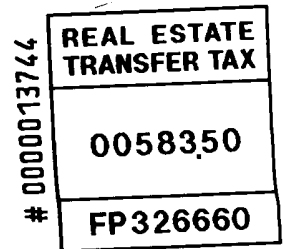
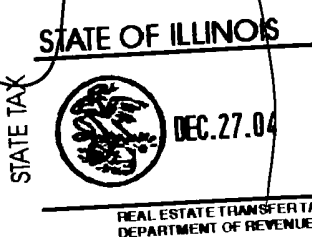
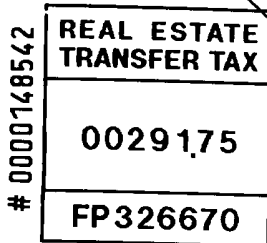
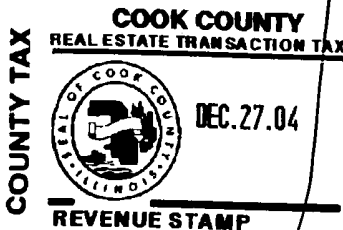
This instrument was prepared by Deborah Ashen, 217 N. Jefferson St., #600, Chicago, IL 60661  
(Name and Address)

MAIL TO: Michelle Lain  
(Name)  
1530 W. Fullerton  
(Address)  
Chicago, IL 60614  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Christopher J. Callahan  
(Name)  
1717 W. Erie  
(Address)  
Chicago, IL 60608  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

City of Chicago Real Estate  
Dept. of Revenue Transfer Stamp  
363550 \$4,376.25  
12/27/2004 12:05 Batch 02236 18



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## EXHIBIT A

### LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

*LOT 55 IN HUNT'S SUBDIVISION OF BLOCK 15 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.*

**Common Address:** 1717 W. Erie Street Chicago Illinois 60622

**P.I.N.:** 17-07-214-055-0000