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05018451360

WARRANTY DEED

ILLINOIS STATUTORY
(INDIVIDUAL TO INDIVIDUAL)

Doc#: 0501845136
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 01/18/2005 12:08 PM Pg: 1 of 3

MAIL TO:

2004/12/2
Powers & Oseid, Ltd
19 S. LaSalle Ste 902
Chicago, Illinois
60603

NAME & ADDRESS OF TAXPAYER:

Todd Frederickson
2439 W Cortland # 2
Chicago, IL 60647

RECORDER'S STAMP

THE GRANTOR 2439 West Courtland, LLC, an Illinois Limited Liability Company
of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten (\$10.00) DOLLARS
and other good and valuable considerations in hand paid,
CONVEYS AND WARRANTS to Todd Frederickson
(GRANTEES' ADDRESS) 2021 N. Leavitt #B of the City of Chicago County of Cook
State of Illinois all interest in the following described real estate situated in the County of Cook,
in the State of Illinois, to wit:

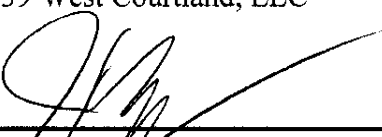
See Attached Exhibit A

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 13-36-414-009-0000
Property Address: 2439 W. Cortland, Chicago, IL 60647

Dated this 27th day of December 2004

2439 West Courtland, LLC


By: John Raffensberger, its Manager

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LAWYERS' TITLE INSURANCE

SCHEDULE C PROPERTY DESCRIPTION

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

PARCEL 1

UNIT 2 IN 2439 W. CORTLAND STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF LAND
LOT 17 IN COLEHOFF'S SUBDIVISION OF BLOCK 4 OF JOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 36 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS AS EXHIBIT D ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 20, 2004 AS DOCUMENT NO 0435527085 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF P. 2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY NOTED ABOVE
13-36-414-009-0000
2439 W. CORTLAND STREET, CHICAGO, IL