AW8357974JJJOFFICIAL COPY

WARRANTY DEED (Individual to Individual) (ILLINOIS) PAGE 1:

THE GRANTORS, Larry Takaki and Elisa Takaki, husband and wife.



Doc#: 0504533165 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 02/14/2005 10:25 AM Pg: 1 of 3

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEY and WARRANT to GRANTEE

Rachel Phillips 3631 N. Magnolia, Unit 3 Chicago, IL 60613

the following described Real Estate satuated in the County of Cook, in the State of Illinois, to wit: (See Page 2 for Legal Description) hereoy 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 due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate.

Permanent Index Number: 14-30-117-041-1006

Address (es) of Real Estate: 2307 W. Wolfram, Unit 312

P7 and P18, Chicago, IL 60618

DATED <u>January</u> 13, 2005.

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

BEAL

Larry Takaki and Elisa Takaki, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the NOTARY FURNOS SEAL HERE 1/4/2005 suses and purposes therein set forth, including the release and war er of the right of homestead.

Given under my hand and seal, this Date January 13, 2005.

NOTARY PUBLIC

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

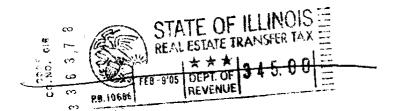
This instrument prepared by:

ANDREW - WERTH

Andrew D. Werth & Associates

2822 Central Street, Evanston, IL 60201

UNOFFICIAL COPY











0504533165 Page: 3 of 3

UNOFFICIAL COPY

of premises commonly known as 2307 W. Wolfram, Unit 312, P7 and P18, Chicago, IL 60618

Property Index Number: <u>14-30-117-041-1006</u>

UNIT 312 AND PARKING SPACES P 7 AND 18 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BUILDING 2307 WEST WOLFRAM, IN WOLFRAM TOWERS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED DECEMBER 14, 2000 AS DOCUMENT NO. 00984625, AS AMENDED FROM TIME TO TIME, IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property or Cook County Clark's Office
'S TO

MAIL 10:	SEND SUBSEQUENT TAX BILLS TO:
John Janczur	Rachel Phillips
(Name)	(Name)
140 South Dearborn Street, Suite 1610	
(Address)	(Address)
Chicago, IL 60603	<u> </u>
(City, State and Zip)	(City, State and Zip)