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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



0504626011D

Doc#: 0504626011
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/15/2005 09:58 AM Pg: 1 of 3

Property of Cook County Clerk's Office

THE GRANTOR(S), Derrick Ashford and Yolanda Ashford, husband and wife as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Beau G. Branson, a single man, (GRANTEE'S ADDRESS) 4800 S. Lake Shore Drive, Chicago, Illinois 60615 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2005

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(s): 20-17-308-031-0000
Address(es) of Real Estate: 6030 South Justine, Chicago, Illinois 60636

Dated this 26th day of JANUARY, 2005

Derrick Ashford
Derrick Ashford

Yolanda Ashford
Yolanda Ashford

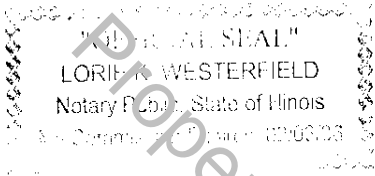
FIRST AMERICAN TITLE
ORDER # 103418

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STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Derrick Ashford and Yolanda Ashford, husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and 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 26th day of JANUARY, 2005




[Signature] (Notary Public)

Prepared By: Lorie K. Westerfield
410 South Michigan, #525
Chicago, Illinois 60605

Mail To:
Nirav Shah, Esq.
6116 S. University, Suite 300
Chicago, IL 60637

Name & Address of Taxpayer:
Beau G. Branson
6030 South Justine
Chicago, Illinois 60636


STATE TAX



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
FEB.-8.05
0000005677

REAL ESTATE TRANSFER TAX
00118.00
FP 103027

COUNTY TAX




COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
FEB.-8.05
0000005814

REAL ESTATE TRANSFER TAX
00059.00
FP 103028

POSTAGE METER SYSTEMS

CITY OF CHICAGO



CITY TAX
FEB.-8.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
000007894

REAL ESTATE TRANSFER TAX
00885.00
FP 102812

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SCHEDULE A
ALTA Commitment
File No.: 70521

LEGAL DESCRIPTION

Lot 13 in Lane's Subdivision in Section 17, Township 38 North, Range 14, East of the Third ~~Principal~~ Meridian, in Cook County, Illinois.

AIN 20-17-305-1-000
Property of Cook County Clerk's Office

CIVIL TITLE
CORPORATION