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First American Title Insurance Company



Doc#: 0504806159
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 02/17/2005 02:26 PM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
Individual

THE GRANTORS William Caffrey and Paulette Caffrey as joint tenants 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 consideration in hand paid, CONVEY and WARRANT to BAL Property Management, LLC an Illinois limited liability company, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

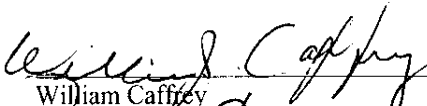
SUBJECT TO:

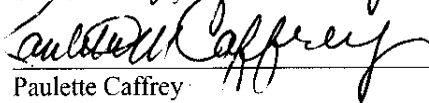
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-25-305-047-0000

Address(es) of Real Estate: 2917-2919 West Diversey, Chicago, IL 60647

Dated this 25th day of January, 2005



William Caffrey


Paulette Caffrey

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STATE OF ILLINOIS, COUNTY OF

COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William Caffrey and Paulette Caffrey, 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 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 26 day of JANUARY, 20 05.



(Notary Public)

Prepared by:

Erin M. Wolff
Wolf, Holland & Matern, LLP
205 West Wacker Drive, Suite 1600
Chicago, IL 60606

Mail To:

Christopher W. Matern
Wolf, Holland & Matern, LLP
205 West Wacker Drive, Suite 1600
Chicago, IL 60606

Name and Address of Taxpayer:

BAL Property Management, LLC
730 North Albany
Chicago, IL 60612

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Exhibit "A" – Legal Description

LOT 7 AND LOT 8 (EXCEPT THE WEST 10 FEET THEREOF), IN BLOCK 3 IN THE SUBDIVISION OF LOTS 1 TO 5, BOTH INCLUSIVE, AND LOTS 18 TO 22, BOTH INCLUSIVE, AND THE VACATED ALLEY IN BLOCK 3; ALSO LOTS 18 TO 22, INCLUSIVE IN BLOCK 2 IN BURCHELL AND JACOB'S SUBDIVISION OF LOT 1 IN HEALD, BARRON AND OTHERS SUBDIVISION, OF THE NORTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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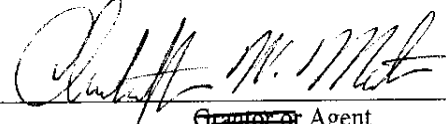


First American Title Insurance Company

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: February 17, 2005

Signature: 
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Steven B. Holland
THIS 17th DAY OF February,
20 05

NOTARY PUBLIC Steven B. Holland



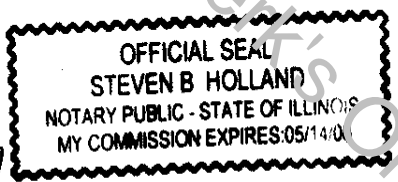
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date: February 17, 2005

Signature: 
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE
ME BY THE SAID Steven B. Holland
THIS 17th DAY OF February,
20 05

NOTARY PUBLIC Steven B. Holland



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attached to deed or ABI to be recorded in _____, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]