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AMERICAN LEGAL FORMS, CHICAGO, IL (312) 332-1922

Warranty Deed TENANCY BY THE ENTIRETY Statutory (ILLINOIS) (Individual to Individual)



Doc#: 0505519046
Eugene "Gene" Moore Fee: \$40.00
Cook County Recorder of Deeds
Date: 02/24/2005 09:42 AM Pg: 1 of 9

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 GRANTOR (NAME AND ADDRESS)

L. L.L.C., an Illinois limited liability company, created in and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in

(The Above Space For Recorder's Use Only)

of the State of Illinois City Chicago County Cook, State of Illinois
for and in consideration of Ten DOLLARS,
in hand paid, CONVEYS and WARRANTS to

BRADLEY EISENBERG and MICHELLE EISENBERG

(NAMES AND ADDRESS OF GRANTEES)

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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 as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for 2004 and subsequent years and covenants, conditions and

restrictions of record

Permanent Index Number (PIN): 14-31-310-059-1055 60647

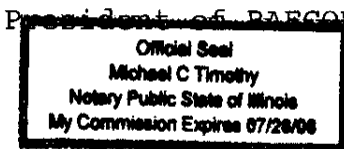
Address(es) of Real Estate: 2342 W. Bloomingdale Avenue, Space G-23, Chicago, IL

DATED this 16th day of February 2005

(SEAL) _____ (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
L. L.L.C., an Illinois limited liability company
by BAFCOR, INC., an Illinois corporation, its Manager (SEAL) (SEAL)

by Bruce Fogelson, it's President ss. I, the undersigned, a Notary Public in and for State of Illinois, County of Cook said County, in the State aforesaid, DO HEREBY CERTIFY that



IMPRESS SEAL HERE

Bruce Fogelson, personally known to me to be the President of BAFCOR, INC., an Illinois Corporation, Manager of L L.L.C personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 16th day of February 2005

Commission expires July 28 2008 Michael C. Timothy NOTARY PUBLIC

This instrument was prepared by Michael C. Timothy, 4201 Lake Cook Road, Northbrook (NAME AND ADDRESS)

*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights. IL 60062

Box 254

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Legal Description

of previous court with account

Property of Cook County Clerk's Office

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH (D) OF THE REAL ESTATE
TAX ACT AS AMEND.

BY Michael C. Timothy
DATE 1/21/05
REPRESENTATIVE

RETURN TO:
FIRST FINANCIAL TITLE CO
4201 LAKE COOK ROAD
NORTHBROOK IL 60062

SEND SUBSEQUENT TAX BILLS TO

	<u>Michael C. Timothy/Shapiro & Kneisman</u> <small>(Name)</small>	<u>Bradley Eisenberg</u> <small>(Name)</small>
MAIL TO:	<u>4201 Lake Cook Road</u> <small>(Address)</small>	<u>2342 W. Bloomingdale Ave, #108</u> <small>(Address)</small>
	<u>Northbrook, IL 60062</u> <small>(City, State and Zip)</small>	<u>Chicago, IL 60647</u> <small>(City, State and Zip)</small>

OR RECORDER'S OFFICE BOX NO

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EXHIBIT A LEGAL DESCRIPTION

PARCEL I:

UNIT G-23 IN BUCKTOWN VIEW CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 192 FEET OF THE WEST 292 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 34 TO 43, BOTH INCLUSIVE, IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO LOTS 1 TO 16, INCLUSIVE AND LOT 17 (EXCEPT THAT PART WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN THE SUBDIVISION OF LOTS 20 TO 34 INCLUSIVE, EXCEPT THE EAST 17.12 FEET OF LOT 34 IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN, BEING IN THE NORTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED 12/20/2001 AS DOCUMENT NUMBER 0011214250 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT ONLY TO: GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SPECIAL TAXES AND ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED (NONE ARE ANTICIPATED); APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES FOR WHICH NO REPRESENTATION IS MADE AND NONE RELIED UPON; COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD WHICH DO NOT UNREASONABLY AND/OR MATERIALLY AFFECT PURCHASER'S USE OF THE PROPERTY AS A

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RESIDENCE; PARTY WALL RIGHTS AND AGREEMENTS, AND ENCROACHMENTS, IF ANY (AND PARTICULARLY OF THE CONDOMINIUM ITSELF); THE RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AND RESERVATIONS IN THE CONDOMINIUM ASSOCIATION AND THE SELLER/DEVELOPER THEMSELVES, THEIR SUCCESSORS AND ASSIGNS; PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD WHICH DO NOT UNREASONABLY AND/OR MATERIALLY AFFECT THE PURCHASER'S USE OF THE PROPERTY AS A RESIDENCE; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT OF ILLINOIS; INSTALLMENTS DUE AT OR AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; ACTS DONE OR SUFFERED BY PURCHASER; SUCH OTHER MATTERS OF RECORD WHICH PURCHASER REASONABLY ACCEPTS OR TO WHICH THE TITLE INSURER COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE AND TERMS; LIMITATIONS AND CONDITIONS OF SELLER'S WARRANTY(S).

Transfer STAMPS Paid with Special Warranty Deed
dated 2-23-04 from Bruce A. Fogelson and Lori O.
Fogelson To Bradley Eivenberg.

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SPECIAL WARRANTY DEED

Statutory (ILLINOIS)

0104001155/1084
THE GRANTOR,



Doc#: 0405534087
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 02/24/2004 11:29 AM Pg: 1 of 4

BRUCE A. FOGELSON and LORI O. FOGELSON, husband and wife, for the consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, **DEMISE and CONVEY** to **BRADLEY EISENBERG**, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT "A" ATTACHED HERETO

Subject only to: SEE EXHIBIT "A" ATTACHED HERETO.

Property Address: 2342 W. BLOOMINGDALE AVENUE, UNIT 108, CHICAGO, ILLINOIS 60647.

Permanent Index Number: 14-31-310-059-1008

In Witness Whereof, said Grantor has caused its name to be signed to these presents on this 23rd day of February, 2004.

Bruce A. Fogelson

BRUCE A. FOGELSON
Lori O. Fogelson

LORI O. FOGELSON

Cook County Clerk's Office

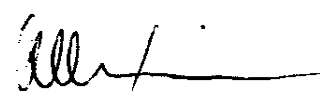
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State of Illinois)
) SS
County of Cook).

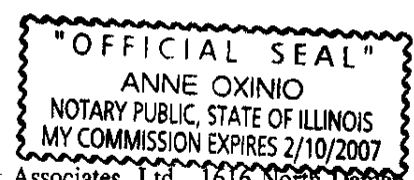
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Bruce A. Fogelson and Lori O. Fogleson, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their free and voluntary act for the uses and purposes therein set forth.

(SEAL)

GIVEN under my hand and official seal on February 23, 2004.



Notary Public



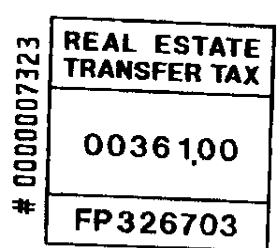
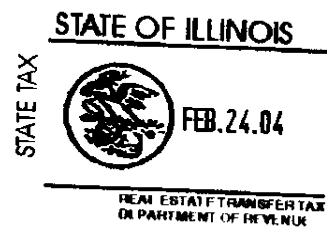
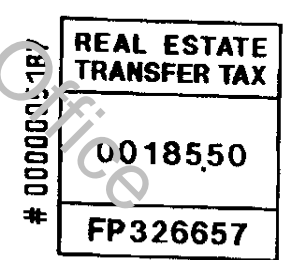
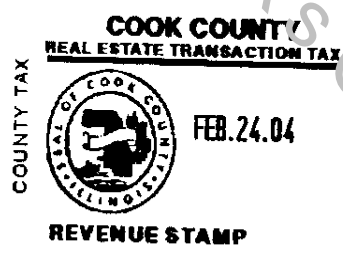
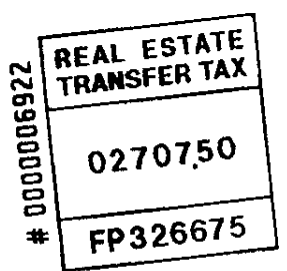
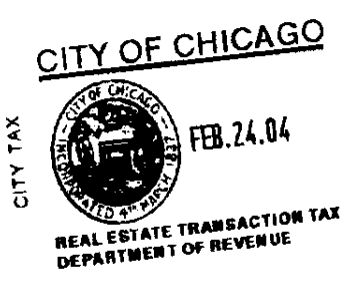
This instrument was prepared by: Joan M. Ferraro, c/o Joan M. Ferraro & Associates, Ltd., 1616 North Damen Avenue, Suite 100 Chicago, Illinois 60647.

MAIL TO:

Michael Timothy, Esq.
Shapiro & Kreisman
4201 Lake Cook Road
Northbrook, Illinois 60062

SEND SUBSEQUENT TAX BILLS TO:

Bradley Eisenberg
2342 W. Bloomingdale, Unit 108
Chicago, IL 60647



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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

UNITS 108 ~~IN~~ BUCKTOWN VIEW CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE EAST 192 FEET OF THE WEST 292 FEET OF THE FOLLOWING DESCRIBED TRACT: LOTS 34 TO 43, BOTH INCLUSIVE, IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN IN THE SOUTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; ALSO, LOTS 1 TO 16, INCLUSIVE AND LOT 17 (EXCEPT THAT PART WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN THE SUBDIVISION OF LOTS 20 TO 34 INCLUSIVE, EXCEPT THE EAST 17.12 FEET OF LOT 34 IN BLOCK 14 IN PIERCE'S ADDITION TO HOLSTEIN, BEING IN THE NORTH $\frac{1}{2}$ OF THE WEST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "P" TO THE DECLARATION OF CONDOMINIUM RECORDED 12/20/2001 AS DOCUMENT NUMBER 0011214250 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT ONLY TO: GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; SPECIAL TAXES AND ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED (NONE ARE ANTICIPATED); APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES FOR WHICH NO REPRESENTATION IS MADE AND NONE RELIED UPON; COVENANTS, CONDITIONS, RESTRICTIONS AND BUILDING LINES OF RECORD WHICH

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DO NOT UNREASONABLY AND/OR MATERIALLY AFFECT PURCHASER'S USE OF THE PROPERTY AS A RESIDENCE; PARTY WALL RIGHTS AND AGREEMENTS, AND ENCROACHMENTS, IF ANY (AND PARTICULARLY OF THE CONDOMINIUM ITSELF); THE RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION AND RESERVATIONS BY THE CONDOMINIUM ASSOCIATION AND SELLER/DEVELOPER TO THEMSELVES, THEIR SUCCESSORS AND ASSIGNS; PUBLIC, PRIVATE AND UTILITY EASEMENTS OF RECORD WHICH DO NOT UNREASONABLY AND/OR MATERIALLY AFFECT PURCHASER'S USE OF THE PROPERTY AS A RESIDENCE; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT OF ILLINOIS; INSTALLMENTS DUE AT OR AFTER CLOSING FOR ASSESSMENTS LEVIED PURSUANT TO THE DECLARATION; ACTS DONE OR SUFFERED BY PURCHASER; SUCH OTHER MATTERS OF RECORD WHICH PURCHASER REASONABLY ACCEPTS OR TO WHICH THE TITLE INSURER COMMITS TO INSURE PURCHASER AGAINST LOSS OR DAMAGE AND TERMS, LIMITATIONS AND CONDITIONS OF SELLER'S WARRANTEE(S).

CLERK OF COOK COUNTY CLERK'S OFFICE

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STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his Agent affirms that, to the best of his knowledge, the name of the Grantees shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or a 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.

Dated 2/16/05

Signature Robert Peterson
Grantor (Agent)

Subscribed and sworn to before me by the said Robert Peterson this 16 day of FEB, 2005.

Notary Public Kimberly M. [Signature]

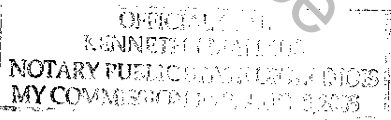
The Grantee or his agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a Land Trust is either a natural person, an Illinois Corporation or Foreign Corporation authorized to do business or acquire and hold title to Real Estate in the Illinois, 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.

Dated 2/16/05

Signature Robert Peterson
Grantee (Agent)

Subscribed and sworn to before me by the said Robert Peterson this 16 day of FEB, 2005.

Notary Public Kimberly M. [Signature]



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

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if Exempt under the provision of Section 4 of the Illinois Real Estate Transfer Act.)