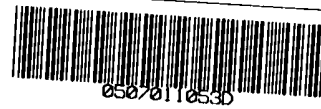




First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual**



Doc#: 0507011053
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 03/11/2005 09:18 AM Pg: 1 of 4

THE GRANTOR, 2717 W. Wellington, LLC, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Kim Vonesh of 2634 N. Fairfield #3, Chicago, IL 60647 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

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

408

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) 2004, 2005

Permanent Real Estate Index Number(s): 13-25-216-001-0000
Address(es) of Real Estate: 2723 W. Wellington, Unit 1B, Chicago, IL 60618

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, and attested by its Manager this

25th day of Feb, 20 05

2717 W. Wellington, LLC, an Illinois Limited Liabi

By: [Signature]
Ron D. Abrams, Manager

By: [Signature]
Bradford L. Beatty, Manager

By: [Signature]
James D. Jann, Manager

Attest [Signature]
Ron D. Abrams
Manager

STEWART TITLE OF ILLINOIS
2 N. LaSALLE STREET
SUITE 1920
CHICAGO, IL 60602

417050

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

Property of Cook County Clerk's Office

Commonly known as: *2723 W Wellington #1*
Chicago IL 60618
PIN # *13-25-216-007-0200*

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

File Number: TM168990

UNOFFICIAL COPY

LEGAL DESCRIPTION

Unit 1B together with its undivided percentage interest in the common elements in 2717 West Wellington Condominium, as delineated and defined in the Declaration recorded as document number 0505639053, in the West 1/2 of the Northeast 1/4 of Section 25, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 2723 West Wellington

Condo 1B

Chicago IL 60618

PIN/Tax Code:

13-25-216-001

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS.

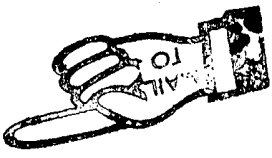
I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Ron D. Abrams, personally known to me to be the Manager of the 2717 W. Wellington, LLC, an Illinois Limited Liabi and Ron D. Abrams, personally known to me to be the Manager of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Ron D. Abrams and Manager they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of February, 20 05.

[Signature] (Notary Public)

Prepared by:
Daniel Nremeyel
200 W. Ohio St. #200
Chicago, IL 60610

Mail To:
Zoe Biel
1478 West Wesbter Avenue
Chicago, IL 60614



Name and Address of Taxpayer:
Kim Vonesh
2634 N. Fairfield #3
Chicago, IL 60647

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
MAR. -2.05
REVENUE STAMP



REAL ESTATE TRANSFER TAX
000002469
0011500
FP 102810

STATE OF ILLINOIS
STATE TAX
MAR. -2.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



REAL ESTATE TRANSFER TAX
000002488
0023000
FP 102804

CITY OF CHICAGO
CITY TAX
MAR. -2.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE



REAL ESTATE TRANSFER TAX
0000013101
0172500
FP 102807