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700500336 BTM-1/3
WARRANTY DEED

MAIL TO:

Martin Cohn
Attorney at Law
116 S. Michigan 14th Fl.
Chicago Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:

Timothy McShane
928 W. Sunnyside # 3W
Chicago, Illinois 60640



Doc#: 0507526157
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/18/2005 12:20 PM Pg: 1 of 3

GRANTOR,

Nicholas T Kapsis, an unmarried man
928 W. Sunnyside # 3W
Chicago, Illinois 60640

of the City of Chicago, County of Cook, State of Illinois for the consideration of Ten and 00/XX-----(\$10.00)
DOLLARS, CONVEY(S) and WARRANTS(S) to,

GRANTEE,

Timothy McShane
1037 N. Mozart # 1W
Chicago, Illinois 60622

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

Commonly known as: 928 W. Sunnyside # 3W & P-58 ,901W. Windsor, Chicago Illinois, 60640

PIN: 14-17-222-021-1049 and 14-17-222-023-1004

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Subject to conditions, covenants, restrictions, and easements of record, provided however that none of the foregoing covenants, restrictions and easements of record prevents the use of the premises as a residence, general taxes for, 2004 and subsequent years.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

DATED this 1st day of MARCH, 2005.

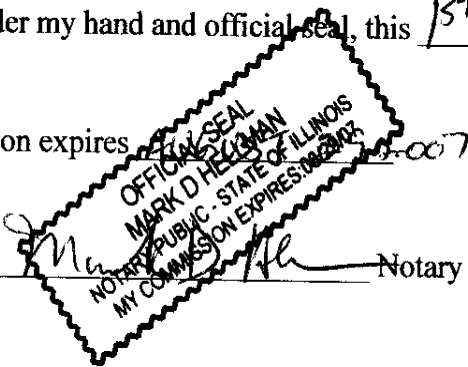
Nicholas T. Kapsis (SEAL)
Nicholas T. Kapsis

State of Illinois)
) SS
 County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Nicholas T. Kapsis is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument of 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 1st day of MARCH, 2005.

Commission expires _____





Mark D. Hellman Notary Public

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
371793 \$1,447.50
 03/16/2005 09:44 Batch 02288 4



This instrument was prepared by Mark D. Hellman, 1142 Michigan, Chicago, Illinois, 60605

STATE TAX	STATE OF ILLINOIS	# 0000017286	REAL ESTATE TRANSFER TAX
	 MAR. 16.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		0019300
			FP326660

COUNTY TAX	COOK COUNTY	# 0000154221	REAL ESTATE TRANSFER TAX
	 MAR. 16.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		0009650
			FP326670

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EXHIBIT LEGAL DESCRIPTION

PARCEL 1:

UNIT 928W-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SUNNYCOURT I CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 96071659, AS AMENDED FROM TIME TO TIME, IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: UNIT NUMBER P-58 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN EAST SUNNYSIDE COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 08005034, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. (S)

14-17-222-021-1049

14-17-222-023-1004

Property of Cook County Clerk's Office