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WARRANTY DEED

Statutory (Illinois)

~~PERFORMED BY THE GRANTEE~~

(individual to individual)

05-01786

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 GRANTORS

Robert A. Ganz,
a married man
3301 S. Michigan



Doc#: 0508218028
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/23/2005 10:42 AM Pg: 1 of 3

Above Space for recorder's use only

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 considerations \$10.00 in hand paid, CONVEYS and WARRANTS to:

~~Charles Kerpec and Susan Kraut, husband and wife~~
***C. MARRIED TO**
Charles Kerpec and Susan Kraut,
4148 N. Campbell, Chicago, IL

(Name and Address of Grantee)

the following described Real Estate, ~~not in tenancy in common but as Joint Tenants with right of survivorship~~, situated in the County of Cook in the State of Illinois, to wit:

~~not as tenants by the entirety~~

See Exhibit A attached hereto.

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 forever. SUBJECT TO: general real estate taxes not yet due and payable at closing; easements of record and building lines, building restrictions of record; zoning and building laws and ordinances; and covenants and conditions of record as to use and occupancy, which do not adversely affect the use of the real estate or the value thereof.

***THIS IS NOT HOMESTEAD PROPERTY**

Permanent Real Estate Index Number(s): 13-14-218-032-1007 & 13-14-218-032-1016

Address(es) of Real Estate: 3316 W. Sunnyside, Unit 1, Chicago, IL

Dated this 10th day of March, 2005

Robert A. Ganz (SEAL)
Robert A. Ganz

(SEAL)

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

PREMIER TITLE

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STATE OF ILLINOIS)
) SS.:
COUNTY OF COOK)

I, Leah Fleischer the undersigned, a Notary Public in and for said County, in the State aforesaid,

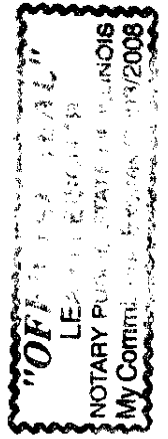
DO HEREBY CERTIFY that Robert A. Ganz

IMPRESS personally known to me to be the same persons whose names are subscribed
SEAL to the foregoing instrument, appeared before me this day in person, and
HERE

acknowledged that they signed, scaled and delivered the said instrument as 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 10 day of March, 2005

Commission expires Feb. 03 2008 [Signature]
NOTARY PUBLIC



This instrument was prepared by Deborah Ashen, 217 N. Jefferson St., #600, Chicago, IL 60661
(Name and Address)

MAIL TO: Stephen Varga (Name) SEND SUBSEQUENT TAX BILLS TO:
77 West Washington (Address) Charles Kenjac (Name)
Suite 1020 (Address) 3306 West Sunnyside (Address)
Chicago IL 60602 (City, State and Zip) Unit 17 (Address)
Chicago IL 60625 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
372417 \$1,650.00
03/22/2005 10:22 Batch 11881 73



COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
MAR. 22. 05
REVENUE STAMP

0000154640
REAL ESTATE TRANSFER TAX
0011000
FP326670

STATE TAX
STATE OF ILLINOIS
MAR. 22. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000077000
REAL ESTATE TRANSFER TAX
0022000
FP326669

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EXHIBIT A

LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:

UNIT NUMBER (S) 3316-1 AND PARKING UNIT PU-1 IN SUNNYSIDE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 21 AND 22 IN BLOCK 6 IN NORTHWEST LAND ASSOCIATION SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 665.6 FEET THEREOF) AND (EXCEPT THE NORTHWEST ELEVATED RAILROAD YARDS AND RIGHT OF WAY) IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00051580; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Common Address: 3316 W. Sunnyside, Unit# 1 Chicago, Illinois 60625 & Parking space PU-1

P.I.N.: 13-14-218-032-1107 & 13-14-218-032-1016