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WARRANTY DEED

INDIVIDUAL TO CORPORATION

ILLINOIS STATUTORY



Doc#: 0510933154
Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 04/19/2005 11:41 AM Pg: 1 of 5

MAIL TO:

Hal A. Lipshutz
Levit & Lipschutz
1120 West Belmont Avenue
Chicago, Illinois 60657

NAME & ADDRESS OF TAXPAYER:

J. Stearns, L.L.C.
2814 North Lincoln Avenue
Chicago, Illinois 60657

The Grantors, **Stephen Kovalec and Diane A. Kovalec**, as Husband and Wife, residing in the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to **J. Stearns, LLC**, an Illinois Limited Liability Company, organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See attached legal description attached hereto and made a part hereof as Exhibit A

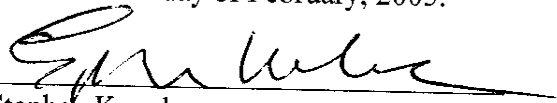
TO HAVE AND TO HOLD said property under the Grantee as aforesaid and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 14-29-131-053-000

Property Address: 2814 North Lincoln Avenue, Chicago, Illinois 60657

Subject to: Permitted exceptions attached hereto and made a part hereof as Exhibit B

Dated this 2d day of February, 2005.


Stephen Kovalec


Diane A. Kovalec

BOX 334 CT

810225845

K/A

4/19

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	FP 103033	# 000000920
REAL ESTATE TRANSFER TAX	0645000	

CITY OF CHICAGO
 CITY TAX
 APR. 18.05
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	FP 103034	# 0000002487
REAL ESTATE TRANSFER TAX	0043000	

COOK COUNTY
 COUNTY TAX
 APR. 18.05
 REAL ESTATE TRANSACTION TAX
 REVENUE STAMP

REAL ESTATE TRANSFER TAX	FP 103032	# 0000002417
REAL ESTATE TRANSFER TAX	0086000	

STATE OF ILLINOIS
 STATE TAX
 APR. 18.05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

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EXHIBIT A

LEGAL DESCRIPTION OF 2814 NORTH LINCOLN

LOT 24, EXCEPT AN AREA COMMENCING AT THE SOUTH ~~WEST~~^{EAST} CORNER, THENCE WEST 24 FEET TO A POINT AT THE SOUTHWEST CORNER, THENCE NORTH 68.0 FEET ON THE WEST LINE, THENCE EAST 25.90 FEET TO A POINT 58.25 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH TO THE POINT OF BEGINNING, IN S.E. GROSS' SUBDIVISION OF BLOCK 1 IN WILLIAM LILL AND HEIRS OF MICHAEL DIVERSEY SUBDIVISION IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Numbers: 14-29-131-053-0000

Property Known As: 2814 North Lincoln Avenue
Chicago, Illinois 60657

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EXHIBIT B

Permitted Exceptions

1. Covenants, conditions and covenants of record;
2. Public and utility easements;
3. Existing leases and tenancies.
4. General real estate taxes for the year 2004 (2nd installment) and subsequent years.

A large, stylized handwritten signature in black ink, consisting of several loops and flourishes, positioned over the diagonal watermark.

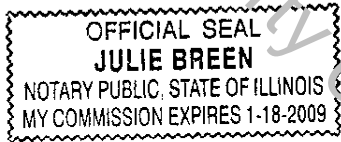
Property of Cook County Clerk's Office

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

I, Julie Breen, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Stephen Kovalec and Diane A. Kovalec, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2ND day of February, 2005.



Julie Breen
Notary Public

My Commission expires 1/18/2009.

This instrument was prepared by:

Jonathan G. Bunge
3014 North Racine
Suite #1
Chicago, Illinois 60657

JS