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WARRANTY DEED

MAIL TO:

Philip L. Mandell
Pitler and Mandell
39 South LaSalle Street
Suite 1220
Chicago, Illinois 60603



Doc#: 0513845138
Eugene "Gene" Moore Fee: \$32.50
Cook County Recorder of Deeds
Date: 05/18/2005 02:31 PM Pg: 1 of 5

NAME & ADDRESS OF TAXPAYER:

Scott Silver
5747 North Sheridan
Chicago, Illinois 60660

The Grantor, **SCOTT SILVER**, a single person, of Cook County, Illinois, for and in consideration of TEN (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to:

**SCOTT SILVER, as Trustee of the Scott Silver Living Trust,
under Agreement dated April 27, 2005**

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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 the said premises with the appurtenances upon the trust and for the uses and purposes herein and in said trust agreements and set forth herein.

Full power and authority are hereby granted to each said trustee to improve, manage, protect and subdivide said premises or any part thereof; to dedicate parks, streets, highways or alleys; to vacate any subdivision or part thereof, and to resubdivide said property as often as desired; to contract to sell; to grant options to purchase; to sell on any terms; to convey either with or without consideration; to convey said premises or any part thereof to a successor or successors in trust and to grant to such successor or successors in trust all of the title, estate, powers and authorities vested in said trustee; to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof; to lease said property, or any part thereof, from time to time, and to renew or extend

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leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter; to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part thereof; to partition or to exchange said property, or any part thereof, for other real or personal property; to grant easements or charges of any kind; to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof; and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with either said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by either said trustee, be obligated see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of the trusts have been complied with, or be obliged to inquire into the necessity or expediency of any act of either said trustee, or be obliged or privileged to inquire into any of the terms of either of the said trust agreements; and every deed, trust deed, mortgage, lease or other instrument executed by either said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trusts created by this indenture and by the said trust agreements were in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the conditions and limitations contained in this Indenture and in the said trust agreements or in some amendment thereof and binding upon all beneficiaries thereunder; (c) the said trustees were duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument; and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed all the title, estate, rights, powers, authorities, duties and obligations of its, his or their predecessor in trust.

Permanent Index Number: 14-19-205-001; 14-19-205-002; 14-19-205-013

Common Address: Unit 303, 1733 West Irving Park Road, Chicago, Illinois 60613

Dated this 27th day of April, 2005



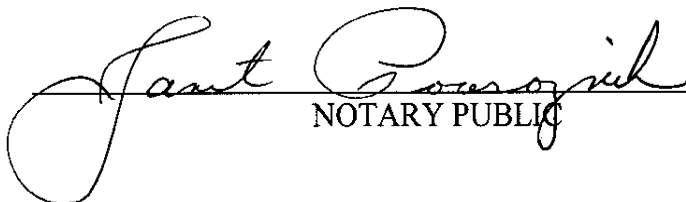
 SCOTT SILVER

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **SCOTT SILVER, a single person**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared

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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.

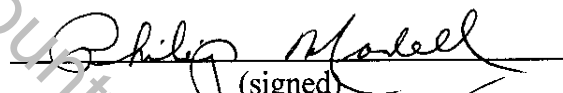
GIVEN under my hand and seal, this 27 day of April, 2005.


NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:

Philip L. Mandell
Pitler and Mandell
39 South LaSalle Street
Suite 1220
Chicago, Illinois 60603

EXEMPT UNDER PROVISION OF
PARAGRAPH E, SECTION 4, OF THE
REAL ESTATE TRANSFER ACT


(signed)
Dated: 4-27-05

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

Parcel 1:

Unit No. 303 in the Post Card Place Condominium, as delineated and defined on the plat of survey of the following described parcel of real estate: Parcel A: Lots 1 through 10, in Block 2 in Buecher's Subdivision of Block 2 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the Southwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), in Cook County, Illinois. Parcel B: The Westerly 35 feet of Lot 44 in the Subdivision of Block 2 in H.C. Buechner's Subdivision of Block 2 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal, (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4) in Cook County, Illinois, which survey is attached as Exhibit "A" to Declaration of Condominium made by Cole Taylor Bank as Successor Trustee to Harris Trust and Savings Bank, as Trustee under Trust Agreement dated May 26, 1988 and known as Trust No. 94163 and recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 96948549, together with its undivided percentage interest in said common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space No. 4, a limited common element, as delineated on the survey attached as Exhibit "A" to the aforesaid Declaration.

Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

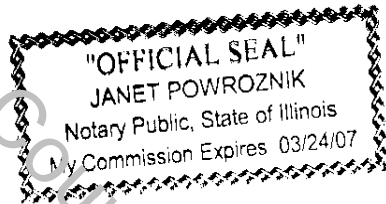
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in 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: 4-27, 2005.

Signature: _____
Grantor or Agent

SUBSCRIBED and SWORN to before me
this 27 day of April, 2005.

Janet Powroznik
NOTARY PUBLIC



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 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 and hold title to real estate under the laws of the State of Illinois.

Dated: 4-27, 2005.

Signature: _____
Grantee or Agent

SUBSCRIBED and SWORN to before me
this 27 day of April, 2005.

Janet Powroznik
NOTARY PUBLIC

