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Doc#: 0514042108
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/20/2005 08:59 AM Pg: 1 of 3

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

GRANTOR, Hood Development
Limited Liability Company,
limited liability company
County of Cook,
State of Illinois, for
and in consideration of
Ten and no/100 (\$10.00),
CONVEYS and WARRANTS to
Anne S. Elliott # K, 17
of Chicago, Cook County, Illinois

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

SEE LEGAL DESCRIPTION ATTACHED HERETO

Property Address: 2215 N. Campbell, Unit 2F, Chicago, Illinois
P.I.N.: 13-36-217-003-0000


"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."


SUBJECT TO: General taxes not yet due and payable, covenants, conditions and restrictions on record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Dated this 27th day of April, 2005

MONSTER PRODUCTIONS, INC.
AS MANAGER OF GRANTOR

By:  (SEAL)
Lyle Feinerman, Vice President

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 Lyle Feinerman, Vice-President of MONSTER PRODUCTIONS, INC., as Manger of Hood Development Limited Liability Company, 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 tha. 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 official seal, this 27 day of April, 2005


Notary Public OFFICIAL SEAL
SHELLE A. PINKOWSKI
NOTARY PUBLIC, STATE OF ILLINOIS

(Over)

Handwritten notes on the left margin: "27", "md", "Walter", "6253759", "6545509"

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Instrument was prepared by Alan S. Levin & Assoc. Ltd, 29 S. LaSalle, Suite 300, Chicago, Illinois 60603

MAIL TO:

Gary Mages
102 Wilmet #410
Deerfield, IL 60015

SEND SUBSEQUENT TAX BILLS TO:

Anne Elliott
2215 N. Campbell, Unit 2F
Chicago, Illinois 60622

Property of Cook County Clerk's Office

STATE OF ILLINOIS
MAY 12 05
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000085635 #
REAL ESTATE TRANSFER TAX
00170.00
FP 102808

CITY OF CHICAGO
MAY 12 05
CITY TAX
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000002784 #
REAL ESTATE TRANSFER TAX
01275.00
FP 102805

COOK COUNTY
MAY 12 05
COUNTY TAX
REAL ESTATE TRANSACTION TAX
REVENUE STAMP

7785800000 #
REAL ESTATE TRANSFER TAX
00085.00
FP 102802

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UNITS 2F IN THE 2215 N. CAMPBELL CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 21 IN PERRY POWELL'S SUBDIVISION OF BLOCK 8 IN SUBDIVISION BY PERRY POWELL OF LOTS 3 AND 5 IN CIRCUIT COURT PARTITION OF POWELL ESTATES IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0435012020; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office