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WARRANTY DEED

THE GRANTOR, BRIAN L. POUST, a single man, of the County of Cook, State of Illinois, for and in consideration of TEN and no/100 (\$10.00) DOLLARS, to the undersigned in hand paid,

252 [535121D

Doc#: 0521535121 Eugene "Gene" Moore Fee: \$46.00 Cook County Recorder of Deeds Date: 08/03/2005 10:10 AM Pg: 1 of 2

CONVEYS AND WARRANTS to

SONJA CANIELS 1824 North Lincoln Park West, Unit 211 Chicago, Illinois 60614

the following described Real Estate, to wit:

Unit Number 306 in Chase Wolcott Condominium, as delineated on a plat of survey of the following described tract of land:

Lot 4 in Block 3 of Touhy's addition to Roger's Park in the Southeast ¼ of Section 30, Township 41 North, Range 14, in Cook County, Illinois, which plat of survey is attached as Exhibit "A" to the Declaration of Cook cominium recorded May 18, 2000 as document number 00358952: together with its undivided percentage interest in the common elements.

Subject to any covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special government taxes or assessments; and real estate taxes for the year 2004 and subsequent years.

Tax Identification Number: 11-30-417-008-1020

Commonly known as: 1914 West Chase, Unit 306, Chicago, Illinois 63626

situated in the County of Cook, in the State of Illinois, hereby releasing and warring all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above premises forever,

DATED this 22rd day of July, 2005

BRIAN L. POUST

BUA 334 CT

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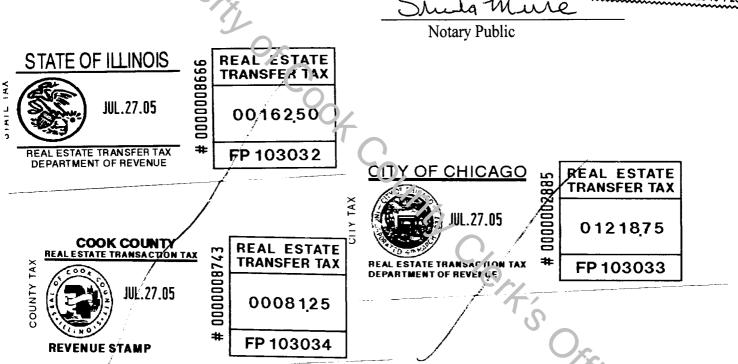
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State of Illinois }
County of Cook } ss.

I, <u>Shella Muse</u> a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BRIAN L. POUST, 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 as his free and voluntary act, for the uses and purposes therein set forth.

CIVEN under my hand and official seal this ZIST day of July, 2005.

OFFICIAL SEAL
SHEILA MUSE
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10-1-2008



PREPARED BY MICHAEL J. SIMON, ATTORNEY AT LAW, 1515 WEST LUNT AVENUE, CHICAGO, ILLINOIS 60626 6(773, 61-8393

MAIL TO:

John J ZACHARA

39 S. LASMIR #500

CHICADO DE 60603

SEND SUBSEQUENT TAX BILLS TO:

1914 a CHAZE # 306

CHICAGO DA 606 26