

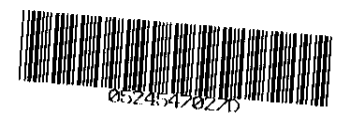
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EVANS, L. BEVENSTEIN, SHANNON DUCKY M. → 14272602326
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NO. 107 P002

GIT

4357704(1/5)



Doc#: 0524547027 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/02/2005 09:00 AM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY**

Individual to Individual

THE GRANTOR(S),
DEBORAH M. BROWN
married to WILLIE
HUDGINS of Chicago,
Illinois, for and in
consideration of TEN & 00/100
DOLLARS, and other good
and valuable consideration in
hand paid, CONVEY(S) and G.

WARRANT(S) to BRANDON MATTHEWS, of Battle Creek, Michigan, all interest in the
following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Property Address: 3115 S. Michigan, Unit 214, Chicago, Illinois 60616
Permanent Index Number: 17-34-102-051-1011

SUBJECT ONLY TO the following, if 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; general real estate taxes for the year 2004 and subsequent years.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws
of the State of Illinois.

Dated this 18th day of August, 2005

DEBORAH M. BROWN

WILLIE HUDGINS

CITY TAX

CITY OF CHICAGO
AUG. 30. 05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015457

REAL ESTATE TRANSFER TAX
01440.00
FP 103018

STATE TAX

STATE OF ILLINOIS
AUG. 30. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000029388

REAL ESTATE TRANSFER TAX
00192.00
FP 103014

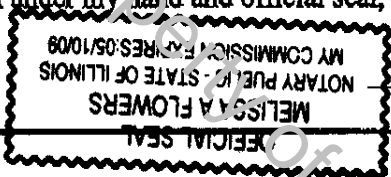
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UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT DEBORAH M. BROWN, married to Willie Hudgins, 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 she signed, sealed and delivered the said instrument as her 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 18th day of August, 2005

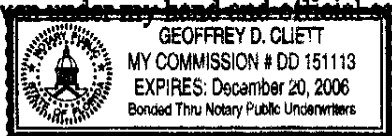


Melissa A. Flowers (Notary Public)

STATE OF FLORIDA
) ss.
COUNTY OF Seminole

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT WILLIE HUDGINS, married to Deborah M. Brown, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of August, 2005



Geoffrey D. Cliett (Notary Public)

Prepared By: Arthur H. Evans
Evans, Loewenstein, Shimanovsky & Moscardini, Ltd.
130 S. Jefferson Street, Suite 500
Chicago, IL 60661

Mail to: Deborah Lester, Esq. 516 S. Anita Street, Des Plaines, IL 60016

Name & Address of Taxpayer: Brandon Matthews, 3115 S. Michigan, #204, Chicago, IL 60616

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 204 IN THE MICHIGAN INDIANA PLACE CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED DECEMBER 7, 1999, WHICH LEASE WAS RECORDED FEBRUARY 29, 2000 AS DOCUMENT 00147967, AND ASSIGNMENT THERETO RECORDED JUNE 4, 2001 AS DOCUMENT NUMBER 0010473934 WHICH LEASE DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND:

CERTAIN PARTS OF OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010205852, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-39 AND L.C.E.-13, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Property Address: 3115 S. Michigan, #204, Chicago, IL 60616
PIN#: 17-34-102-051-1011

