

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0525202290 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/09/2005 01:17 PM Pg: 1 of 2

8289727 D2 DE 1 of 3 AC

THIS INDENTURE WITNESSETH,  
That the Grantor, **1625 W. AINSLIE LLC**, an Illinois limited liability company, formerly known as **1735 W. GRACE LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Managers of said limited liability company, **CONVEYS AND WARRANTS** to Colin Hebson, whose address is 618 W. Fulton, Chicago Illinois 60661 ("Grantee"), the following described real estate, to wit:

LOT 1 IN BLOCK 3 IN THE SUBDIVISION OF BLOCKS 3 AND 4 IN JAMES ROOD JR'S SUBDIVISION OF BLOCKS 17 AND 20 IN SUBDIVISION OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHEAST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

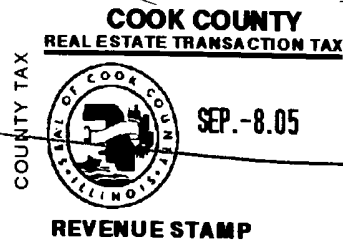
Permanent Real Estate Index Number: 14-19-221-002-0000  
Commonly known as: 1735 W. Grace, Chicago, Illinois

Box 400-CTCC

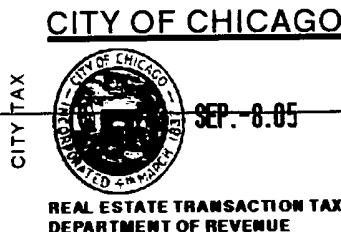
**SUBJECT TO:** General real estate taxes for the 2nd installment of tax year 2004 and subsequent years; covenants, conditions and restrictions of record; public and utility easements; and existing leases and tenancies.



REAL ESTATE TRANSFER TAX
00765.00
FP 103024



REAL ESTATE TRANSFER TAX
00382.50
FP 103022



REAL ESTATE TRANSFER TAX
05737.50
FP 103023

ERHS [Signature]

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the 7<sup>th</sup> day of September, 2005.

1625 W. AINSLIE LLC, an Illinois limited liability company, formerly known as 1735 W. GRACE LLC, an Illinois limited liability company

By: [Signature]  
Giles Flanagin

Its: Authorized Manager

By: [Signature]  
Michael Obloy

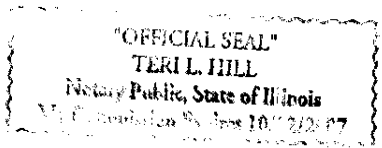
Its: Authorized Manager

Property of Cook County Clerk's Office

State of Illinois )  
                          ) SS  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Giles Flanagin and Michael Obloy, as Managers of 1625 W. AINSLIE LLC, an Illinois limited liability company, formerly known as 1735 W. GRACE LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Managers, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act of said limited liability company for the uses and purposes therein set forth.

Given under my hand and Notarial Seal as of the 7<sup>th</sup> day of September, 2005.



[Signature]  
Notary Public

My commission expires 10/22/07

After Recording Mail to:

John E. Lovesfraud  
19 S. LaSalle, # 900  
Chicago, IL 60603

Send Subsequent Tax Bills to:

Colin Hobson  
618 W. Fulton  
Chicago, IL 60603

This Instrument was prepared by: Horwood Marcus & Berk Chtd.  
Whose Address is: 180 N. LaSalle Street, Suite 3700, Chicago, Illinois 60601