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571252

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

A single woman

THE GRANTOR, Denise Jackson, of Chicago, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Brian Dwyer the following Described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 0526214322 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/19/2005 01:01 PM Pg: 1 of 3

Property Address: 2801 N. Wolcott, Unit I, Chicago, IL

PIN: 14-30-222-173-1067

UNIT 2801-I IN THE LANDMARK VILLAGE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 2,3,5,6,7, AND 20 IN LANDMARK VILLAGE UNIT ONE, BEING A RESUBDIVISION OF LOTS 96 THROUGH 105, INCLUSIVE, LOT 107 AND LOTS 154 THROUGH 164 INCLUSIVE IN WILLIAM DEERING'S DIVERSEY AVENUE SUBDIVISION IN THE SOUT WEST ¼ OF THE NORTH EAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF VACATED WEST GEORGE STREET LYING SOUTH AND ADJACENT TO SAID LOTS 154 THROUGH 164 AND PART OF LOTS 1 AND 2 IN OWNERS PLAT OF PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT E TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 28, 1994 AS DOCUMENT 94667604 AS AMENDED FROM TIME TO TIME, AND AMENDED BY AMENDMENTS RECORDED SEPTEMBER 16, 1994 AS DOCUMENT 94812243 AND RECORDED ON NOVEMBER 16, 1994 AS DOCUMENT 94972758, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOTS 21 AND 22 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION FOR LANDMARK VILLAGE, UNIT ONE RECORDED AS DOCUMENT 94658101.

TICOR TITLE INSURANCE

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Subject only to the following, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.


Seller hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 29 day of August, 2005


Denise Jackson

By:


Denise Jackson
8/29

COUNTY TAX		SEP. 15. 05	COOK COUNTY REAL ESTATE TRANSACTION TAX
			REAL ESTATE TRANSFER TAX
			00133.75
# 0000029902			FP 326707

REVENUE STAMP

STATE TAX		SEP. 15. 05	STATE OF ILLINOIS
			REAL ESTATE TRANSFER TAX
			00267.50
# 0000029978			FP 102809

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

CITY TAX		SEP. 15. 05	CITY OF CHICAGO
			REAL ESTATE TRANSFER TAX
			02006.25
# 0000019603			FP 102803

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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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 Denise Jackson 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 a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, the 26 day of August, 2005.

Grace Lemmon
 Notary Public

My Commission Expires. 6-2-08



This Instrument was prepared by:

GARDINER KOCH & WEISBERG
 53 West Jackson Boulevard
 Suite 950
 Chicago, Illinois 60604
 (312) 362-0000

Mail to:

Yeverka Rosen + Haugh
180 N. Michigan, Sp. 900
Chgo, IL 60601

Send Subsequent Tax Bills to:

Brian Dwyer
2801 N. Wolcott, Unit I
Chgo, IL 60657