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Doc#: 0527633054 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/03/2005 08:58 AM Pg: 1 of 4

WARRANTY DEED ILLINOIS STATUTORY

MAIL TO:

Greg Reiter, Esq.
19 S. LaSalle, Suite 802
Chicago, Illinois 60603

NAME & ADDRESS

OF TAXPAYER:

Diane M. Mikutis
1828-30 W. Foster Ave., Unit CW
Chicago, Illinois 60640

RECORDER'S STAMP

THE GRANTOR(S), QB MANAGEMENT, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, with a registered office at 3111 West Columbia Ave., Chicago, Illinois, for and in consideration of TEN and NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to, DIANE ~~to~~ MIKUTIS, a single woman, of 1445 W. Thome, Chicago, Illinois, in FEE SIMPLE, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

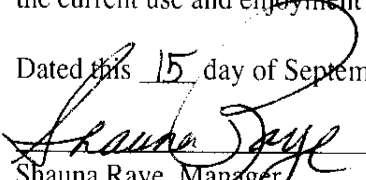
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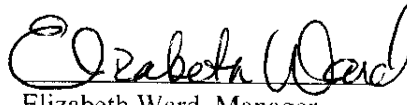
PROPERTY DESCRIPTION ATTACHED

Property address: 1828-30 W. Foster Ave., Unit CW, Chicago, Illinois 60640
Permanent Index Number(s): 14-07-227-010-0000

SUBJECT ONLY TO the following, if any: pursuant to the real estate sale contract of 07/05/05, including, covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; restrictions of record; public and utility easements; unconfirmed special governmental taxes or assessments; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Dated this 15 day of September, 2005.


Shauna Raye, Manager
QB Management, LLC


Elizabeth Ward, Manager
QB Management, LLC

BOX 334 CTR

0527633054 NA Q 10/3/05

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STATE OF ILLINOIS
 SEP. 23. 05
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

00000100000

REAL ESTATE TRANSFER TAX
00270.00
FP 103032

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 SEP. 23. 05
 COUNTY TAX
 STATE OF ILLINOIS
 REVENUE STAMP

000001232

REAL ESTATE TRANSFER TAX
00135.00
FP 103034

CITY OF CHICAGO
 CITY TAX
 SEP. 23. 05
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000004079

REAL ESTATE TRANSFER TAX
02025.00
FP 103033

Property of Cook County Clerk's Office

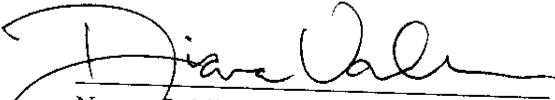
UNOFFICIAL COPY

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 SHAUNA RAYE and ELIZABETH WARD, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the instrument as her/his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 15 day of September, 2005.

My Commission expires on:



Notary Public



NAME and ADDRESS OF PREPARER:

Jacqueline Battalora
BATTALORA & ASSOCIATES
1616 W. Berwyn, Suite 100
Chicago, Illinois 60640

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

Property of Cook County Clerk's Office

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 CB5228044 NA

STREET ADDRESS: 1838 W. FOSTER AVE

#CW

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-07-227-010-0000

LEGAL DESCRIPTION:

UNIT CW IN THE TERRACES OF ANDERSONVILLE CONDOMINIUM, DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 5 AND 6 IN BLOCK 2 OF NICHOLAS MILLER'S SUBDIVISION OF THE EAST 511 FEET OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0506219074, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.