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First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**



Doc#: 0536202081 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2005 08:18 AM Pg: 1 of 3

THE GRANTOR(S) Gregg D. Anderson and Karen Anderson, husband and wife, of the City of Chicago, County of Cook, State of IL., for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Sergio Vargas, 6337 W. Roosevelt, Berwyn, IL 60402, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

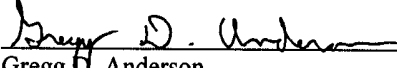
See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: 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 governmental taxes or assessments; general taxes for the year 2005 and subsequent years.

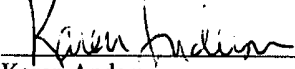
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-31-323-042-0000
Address(es) of Real Estate: 2050 W. Willow, #A, Chicago, IL 60647

Dated this 25th day of November, 20 05



Gregg D. Anderson



Karen Anderson

1260846 1/2

3/8

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gregg D. Anderson and Karen Anderson, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 25th day of November, 20 05.



Neal M. Ross

(Notary Public)

Prepared by:

Neal M. Ross
233 E. Erie St., Suite #300
Chicago, IL 60611

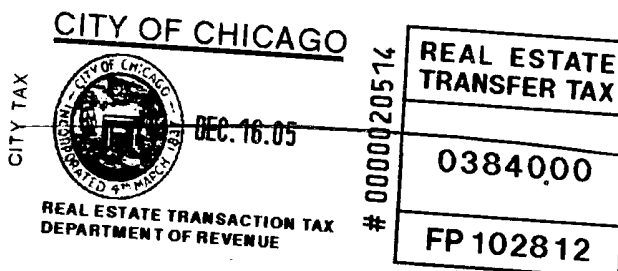
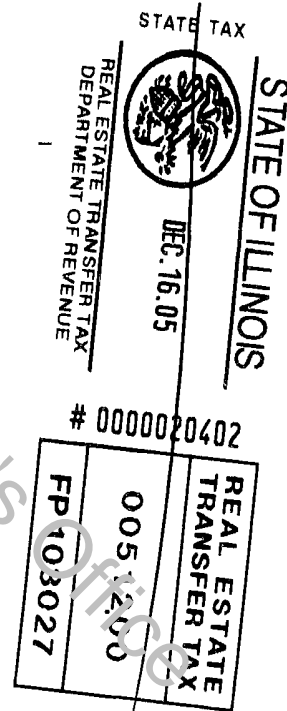
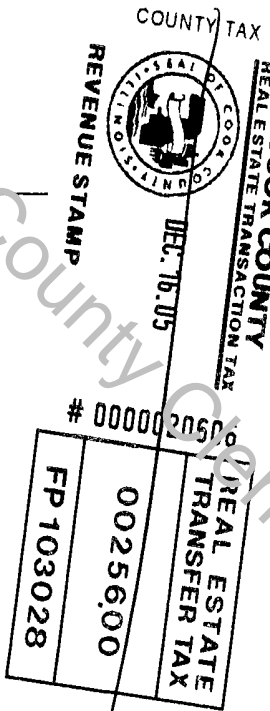
Mail To:

Morton Rubin, esq.
3100 Dundee Rd.
Suite #402
Northbrook, IL 60062

Name and Address of Taxpayer:

Sergio Vargas
~~2050 W. Willow St.~~
~~Chicago, IL 60647~~

*6337 W. Roosevelt #108
Berwyn, IL 60402*



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Legal Description:**PARCEL 1:**

THE NORTH 20.50 FEET OF THE EAST 28.59 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THOSE PORTIONS OF LOTS 1 THROUGH 27, BOTH INCLUSIVE IN BLOCK 3 IN BRADWELL'S ADDITION TO CHICAGO, IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH PART OF THE VACATED ALLEYS IN SAID BLOCK 3 AND PART OF VACATED WEST WILLOW STREET WHICH ARE DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF NORTH HOYNE AVENUE AND WEST WILLOW STREET, SAID POINT BEING 11.70 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 3 AFORESAID, AND BEING ESTABLISHED BY VACATION ORDINANCE RECORDED AS DOCUMENT NUMBER 5425936; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST ALONG SAID SOUTH LINE OF VACATED WILLOW STREET 52.99 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 23.28 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 1.02 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 18.02 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 5.02 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 18.01 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 7.31 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 50 SECONDS WEST 20.50 FEET; THENCE NORTH 89 DEGREES 22 MINUTES 10 SECONDS EAST 55.01 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 20.50 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 11.11 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 18.01 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 5.02 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 18.02 FEET; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST 5.04 FEET; THENCE SOUTH 00 DEGREES 37 MINUTES 50 SECONDS EAST 23.28 FEET TO THE SOUTH LINE OF VACATED WILLOW STREET, AFORESAID; THENCE SOUTH 89 DEGREES 22 MINUTES 10 SECONDS WEST ALONG SAID SOUTH LINE 32.57 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS CONTAINED IN THE DECLARATION FOR WILLOW COURT TOWNHOMES RECORDED OCTOBER 7, 1998 AS DOCUMENT NUMBER 98901388.

EXHIBIT "A"

Cook County Clerk's Office