



Doc#: 0603942001 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/08/2006 08:11 AM Pg: 1 of 2

WARRANTY DEED

Statutory(Illinois)

INDIVIDUAL TO INDIVIDUAL

GRANTEES ADDRESS & RETURN TO:

Adam Bard and Renee Beard
2045 W. Concord, Unit 601
Chicago, Illinois 60647

SEND SUBSEQUENT TAX BILLS TO:

Adam Bard and Renee Beard
2045 W. Concord, Unit 601
Chicago, Illinois 60647

THE GRANTOR: Tim Lannon and Kori Lannon, Husband and Wife, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety, of the City of Chicago, County of Cook, State of Illinois for and in consideration of Ten Dollars and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of directors of said corporation, **Conveys and Warrants to:**

Adam Bard and Renee Beard, 4960 N. Marine Dr. Unit 1410
AS JOINT TENANTS AND NOT AS TENANTS IN COMMON, Chicago, IL 60640
of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate to wit:

UNIT 601 AND PARKING UNIT P-13 IN BUCKTOWN COMMONS CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

PART OF LOTS 60 TO 66, BOTH INCLUSIVE, IN JOHNSON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 3, 5, AND 6 IN THE ASSESSOR'S DIVISION OF UNSUBDIVIDED LANDS IN THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 1193026, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 16, 2002 AS DOCUMENT NUMBER 0020561174, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein. This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Permanent Tax Identification No.(s): 14-31-333-029-1013, 14-31-333-029-1042, 14-31-333-029-1043

Property Address: 2045 W. Concord, Unit 601, Chicago, Illinois 60647

Dated this 11TH day of January, 2006

Tim Lannon
TIM LANNON

Kori Lannon by Tim Lannon, attorney-
KORI LANNON in-fact Tim Lannon

Bob 334

CT1 APG100023 2UF5 606 AD ABS

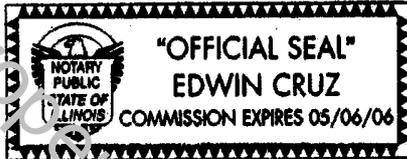
UNOFFICIAL COPY

STATE OF ILLINOIS)
County of Kane) ss

I, the undersigned, a Notary Public in and for the County, in the State aforesaid, DO HEREBY CERTIFY THAT Tim Lannon and Korri Lannon are personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the same 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 notarial seal, this 11 day of January, 2006.

(Seal)



Notary Public

My commission expires on 5/6, 2006.

MUNICIPAL TRANSFER STAMP (If Required) COOK COUNTY/ILLINOIS TRANSFER STAMP

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JAN. 30. 06

0000092648

REAL ESTATE TRANSFER TAX
00173.75
FP 102802

REVENUE STAMP

STATE OF ILLINOIS

JAN. 30. 06

STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000092421

REAL ESTATE TRANSFER TAX
00347.50
FP 102808

This transaction is exempt from the provisions of Paragraph _____, Section _____, Property Tax Code.

Buyer, Seller or Representative _____ Date: _____, 2006.

This instrument prepared by:
Timothy P. Dwyer
The Law Offices of Timothy P. Dwyer, P.C.
Timbers Professional Building
240 W. River Drive
St. Charles, Illinois 60174
630-513-0066

CITY TAX

CITY OF CHICAGO

JAN. 30. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008007

REAL ESTATE TRANSFER TAX
02606.25
FP 102805