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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY

172
4360574



0603953051D

Doc#: 0603953051 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2006 09:03 AM Pg: 1 of 3

GIT

Property of Cook County Recorder of Deeds Office

THE GRANTOR(S), Anderson 3, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Charles Fitzgerald (GRANTEE'S ADDRESS) 640 Waveland Ave, Unit #2D, Chicago, Illinois 60613 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

SUBJECT TO: current general real estate taxes; easements, covenants, restrictions and building lines of record; encroachments and party walls, if any; applicable City of Chicago Zoning, condominium and building laws or ordinances; acts done or suffered by Purchaser; Condominium Property Act of Illinois; Declaration of Condominium Ownership and all amendments thereto; liens and other matters over which the title insurer provided for herein commits to insure by endorsement; existing leases, licenses and agreements affecting the Common Elements; utility easements, if any, whether recorded or unrecorded; installments due after the date of Closing for assessments levied pursuant to the Declaration; building setback line of twelve (12) feet from the north lot line and violation of aforesaid; encroachment of fence over and on to public way north and adjoining

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): 14-05-331-026-0000
Address(es) of Real Estate: 5609 N Wayne Ave, Unit #2, Chicago, Illinois 60660

Dated this 1st day of February, 2006

Anderson 3, LLC, an Illinois Limited Liability Company

By: Inka Partners, Inc.

CITY TAX
CITY OF CHICAGO
FEB. -3.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000017440
REAL ESTATE TRANSFER TAX
0176250
FP 103018

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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 Georgia Petropoulos, Inka Partners, Inc., Anderson 3, LLC, an Illinois Limited Liability Company, 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 1st day of February, 2006

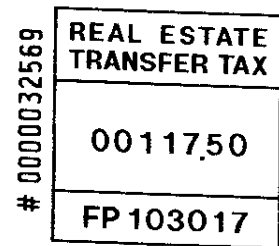
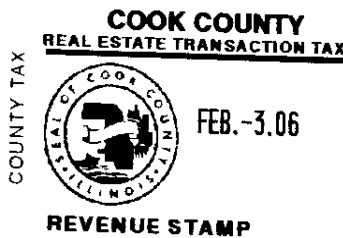
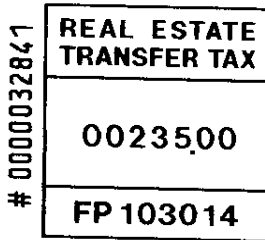
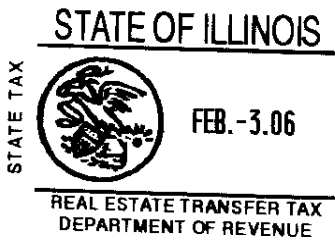


Michele L Oatvall (Notary Public)

Prepared By: Jeffrey Sanchez
55 West Monroe St, Ste 3950
Chicago, Illinois 60603

Mail To:
Vincent R. Kaminski
1120 N Lake Shore Dr
Chicago, Illinois 60611

Name & Address of Taxpayer:
Charles Fitzgerald
5609 N Wayne Ave, Unit #2
Chicago, Illinois 60660



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EXHIBIT 'A'

Legal Description

UNIT 5609-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE CORBEL SQUARE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO.0534215136, IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THERE WAS NO TENANT IN THE UNIT PRIOR TO THIS CONVEYANCE AND NO NOTICE WAS THEREFORE REQUIRED TO BE GIVEN UNDER ANY APPLICABLE RULE, LAW OR ORDINANCE.

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 land 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.

Property of Cook County Clerk's Office