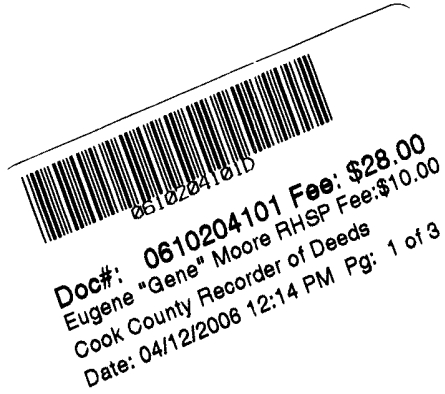


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WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S)

BRANDY RUFF,
never married,
300 W. Grand Ave., #205
Chicago, Illinois 60610



Above space for 1

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:

Tim Minton, a/k/a Timothy S. Minton
1941 N. Dayton St., #2
Chicago, Illinois 60614

the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever. SUBJECT TO: Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; General Real Estate taxes not due and payable at the time of closing.

Permanent Real Estate Index Number(s): 17-09-236-019-1005 and 17-09-236-011-0000

Address(es) of Real Estate: 300 W. Grand Avenue, #205, Chicago, Illinois 60610 and parking space #140 located at 330 W. Grand Avenue, Chicago Illinois 60610

DATED this 30th day of MARCH 2006.

Please
print or
type name(s)
below
signature(s)

** Brandy Ruff*
BRANDY RUFF

(SEAL)

(SEAL)

(SEAL)

(SEAL)

FORT DEARBORN LAND TITLE

#009306

10F3

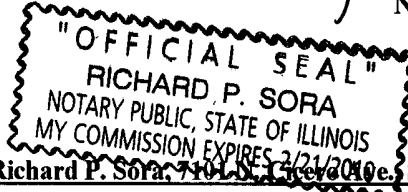
UNOFFICIAL COPY

State of Illinois, County of COOK ss. I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that BRANDY RUFF, 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 her 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 30th day of MARCH, 2006

Commission expires February 21, 2010

Richard P. Sora
NOTARY PUBLIC



This instrument was prepared by Richard P. Sora, 710 N. Lincoln St., Ste. 201, Lincolnwood, Illinois 60712
(Name and Address)

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
428170 \$2,002.50
04/10/2006 14:30 Batch 11821 94



Sara Sumner, Attorney at Law
(Name)

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: 1617 N. Hoyne
(Address)

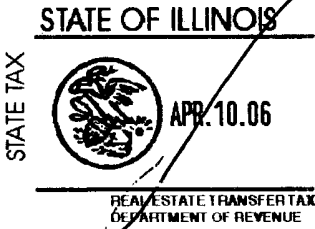
Tim Minton
(Name)

Chicago, Illinois 60647
(City, State and Zip)

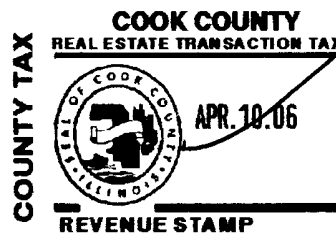
309 W. Grand Ave., #205
(Address)

OR RECORDER'S OFFICE BOX NO. _____

Chicago, Illinois 60610
(City, State and Zip)



REAL ESTATE TRANSFER TAX
0026700
FP326669



REAL ESTATE TRANSFER TAX
0013350
FP326670

UNOFFICIAL COPY

LEGAL DESCRIPTION

300 W. GRAND AVE., #205, CHICAGO, IL 60610

Parcel 1:

Unit 205 in the 300 West Grand Avenue Condominiums as delineated on a survey of the following described real estate: Part of Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 North, Range 14, East of the Third Principal Meridian; which survey is attached as Exhibit "B" to the Declaration of Condominium recorded as Document No. 98548808, and as amended together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 for support, utilities, encroachment, ingress and egress, maintenance, common walls and storage and other uses more specifically set forth in the 300 West Grand, Chicago, Illinois Declaration of Covenants, Conditions, Restrictions and Easements recorded as Document No. 96179357 and as amended and restated by instrument recorded as document Number 98548807.

Parcel 3:

Parking Space P140 in the Grand Orleans Condominium, as delineated on a survey of the following described real estate:
Lots 14, 15, 16, 17 and 18 in Block 8 in Butler, Wright and Webster's Addition to Chicago in Section 9, Township 39 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 as document number 0529327126, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 4:

Easements appurtenant for the benefit of Parcel 3 as created by the Declaration of Covenants, Conditions, Restrictions and Easements recorded October 20, 2005 as document number 0529327125, for structural support, for ingress and egress, for access to and maintenance of facilities, and for encroachments, common walls, floors and ceilings over the land described therein. (said land commonly referred to as the Commercial property)