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Doc#: 0611533155 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/25/2006 01:35 PM Pg: 1 of 4

PREPARED BY:

Douglas M. Ellis, Esq.
Neal, Gerber & Eisenberg
Two North LaSalle Street
Suite 2200
Chicago, Illinois 60602

WHEN RECORDED RETURN TO

David L. Shimanovsky, Esq.
Evans, Loewenstein, Shimanovsky & Moscardini, Ltd.
130 S. Jefferson Street
Suite 500
Chicago, IL 60661

WARRANTY DEED

THIS WARRANTY DEED, made and entered into as of the date set forth below by JOEL L. BAYER AND RENAY M. BAYER, husband and wife (collectively, "Grantor"), whose address is 1948 N. Orchard Street, Chicago, Illinois, to JULIE A. O'DRISCOLL, an unmarried person ("Grantee"), whose address is 525 W. Aldine, Unit 301, Chicago, Illinois.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does convey and warrant unto Grantee that certain land lying and being in the County of Cook, State of Illinois, as more particularly described in Exhibit A attached hereto and made a part hereof, together with all improvements located on such land (the "Property").

This conveyance is made and accepted subject to: (1) covenants, conditions and restrictions of record; (2) public and utility easements; (3) existing leases and tenancies; (4) special governmental taxes or assessments for improvements not yet complete; (5) unconfirmed special governmental taxes or assessments; (6) general real estate taxes for 2005 and subsequent years; and (7) acts done or suffered by or through Grantee (collectively, the "Permitted Exceptions").

Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns in fee simple forever


Box 400-CTCC

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 21ST day of April, 2006.





JOEL L. BAYER




RENAY M. BAYER

Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS  APR. 24. 06 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000005109	REAL ESTATE TRANSFER TAX 00382.50 FP 103024
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX  APR. 24. 06 REVENUE STAMP	# 0000003106	REAL ESTATE TRANSFER TAX 00191.25 FP 103022
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CITY TAX	CITY OF CHICAGO  APR. 24. 06 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000003387	REAL ESTATE TRANSFER TAX 02869.00 FP 103023
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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 Joel L. Bayer and Renay M. Bayer, are known to me to be the same persons whose names are subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that they signed and delivered said Warranty Deed as their free and voluntary act for the uses and purposes set forth herein.

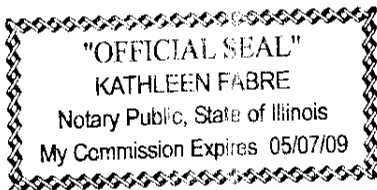
GIVEN under my hand and Notarial Seal, this 21st day of April, 2006.



Notary Public

MY COMMISSION EXPIRES:

5/7/09



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EXHIBIT A

Parcel 1:

Unit 2404 and P66 in Wells Street Tower Condominium as delineated on a survey of the following described real estate: Parts of Block 101 and 102 in School Section Addition to Chicago in Section 16, Township 39 North, Range 14 East of the Third Principal Meridian; which survey is attached as an exhibit to the Declaration of Condominium recorded as Document Number 0020484524 together with its undivided percentage interest in the common elements, all in Cook County, Illinois

Parcel 2:

Non-exclusive easement for the benefit of Parcel 1 for ingress, egress, use, enjoyment and support as created by Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements recorded as Document Number 0020484523

Property Address: Units 2404 and P66 at 701 South Wells Street, Chicago, Illinois
Tax Parcel No.: 17-16-402-050-1112 and 17-16-402-1236