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Doc#: 0614442092 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/24/2006 09:24 AM Pg: 1 of 3



Chicago Title Insurance Company

WARRANTY DEED  
ILLINOIS STATUTORY

THE GRANTOR(S), 2717 North Halsted 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 James Alverson, single, never married, (GRANTEE'S ADDRESS) 115 Union Avenue, Saratoga Springs, New York 12866 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 the attached legal description

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO:

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): 14-28-300-006-0000  
Address(es) of Real Estate: 2717 North Halsted #3R, Chicago, Illinois 60614

Dated this 2 day of May, 2006

Dani/Mark  
2717 North Halsted LLC

STATE OF ILLINOIS  
STATE TAX  
MAY 22 06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000094793  
REAL ESTATE TRANSFER TAX  
0025.100  
FP 102808

CITY OF CHICAGO  
CITY TAX  
MAY 22 06  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000009920  
REAL ESTATE TRANSFER TAX  
01882.50  
FP 102805

Box

COOK COUNTY  
COUNTY TAX  
MAY 21 06  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP

# 0000095020  
REAL ESTATE TRANSFER TAX  
00125.50  
FP 102802

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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 2717 North Halsted 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 2 day of May, 2004



*Dana Petrecca* (Notary Public)

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**Prepared By:** Douglas B. Wexler  
55 West Wacker Drive, 9th Floor  
Chicago, Illinois 60601

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**Mail To:**  
John J. Zachara  
39 S. LaSalle Street Suite 500  
Chicago, Illinois 60603

**Name & Address of Taxpayer:**  
James Alverson  
2717 North Halsted #3R  
Chicago, Illinois 60614

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**STREET ADDRESS:** 2717 N HALSTED UNIT 3R  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 14-28-300-006-0000

**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT NUMBER 3R IN THE 2717 NORTH HALSTED CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 IN BLOCK 1 IN THE SUBDIVISION OF OUTLOT "E" OF WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0610434109 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE (EXCLUSIVE) RIGHT TO THE USE OF S-4, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0610434109.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, 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, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."