UNOFFICIAL COF

WARRANTY DEED

CORPORATION GRANTOR 2067 661 mara lite

The Grantor, C & F DEVELOPERS, INC., an Illinois corporation. created and existing under and by virtue of the laws of the State of Illinois and duly authorized transact business in the State Illinois, for and consideration of Ten and No/100 Dollars (\$10.00)

0615241130 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/01/2006 02:23 PM Pg: 1 of 3

and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said comporation, CONVEYS and WARRANTS to MATTHEW S. BOWEN and SHAWN . E OWEN of 19123 EAGLE MINE TERRACE LEESBURG VA 20176 not in Joint Tenancy or Tenancy in Common, but in TENANCY BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

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 not in Joint Tenancy or Tenancy in Common, but in TENANCY BY THE ENTIRETY forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President this 26th day of May 2006.

PIN:

14-20-405-042

COMMONLY KNOWN AS: 3504 N. FREMONT, UNIT 1, CHICAGO, IL 60657

City of Chicago

Dept_of Reven 443568

05/31/2006 11:14

ransfer Stamp

\$5,400.00 Batch 07203 152

Real Estate

C & F DEVELOPERS, INC., an Illinois corporation

By:

ANNA COAKLEY, PRESIDENT

COOK COUNTY

MY.31.06

REAL ESTATE TRANSFER TAX 0036000

FP 103042

0615241130D Page: 2 of 3

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This Instrument Prepared By:

HAL A. LIPSHUTZ

867 W. BUCKINGHAM

CHICAGO, IL 60657

Send subsequent tax bills to:

MATTHEW S. BOWEN & SHAWN F. BOWEN

3504 N. FREMONT, UNIT 1

CHICAGO, IL 60657

MAIL TO:

DEANNA DEMING

, SIG W. LAKE SPEET, SUITE GID CHICADO, MUNOIS 6006!

1155 N. MILWAUKEE, #250, RIVERWOODS, IL 60015

STATE OF ILLINOIS

COUNTY OF COOK

STATE OF ILLINOIS HAY.31.06

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 0072000

FP326669

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that ANNA COAKLEY, PRESIDENT of C & F DEVELOPERS, INC., an Illinois corporation, personally known to me to the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that she signed and delivered such instruments as her own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 26th day of May 3805

My commission expires:

OFFICIAL SEAL STEPHANIE A BUTLER NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:11/08/08

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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1 IN THE 3504 N. FREMONT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 27 IN BLOCK 2 IN CANNELL'S SHEFFIELD AVENUE ADDITION TO SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0610010029, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-______, A LIMITED COMMON ELEMENT AS DECINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0610010029.

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; 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 LENG (1) HEREIN.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record, provided they do not interfere with nor restrict the use of the property as a residential condominium; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroaching if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements, provided they do not interfere with nor restrict the use of the property as a residential condominium; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN:

14-20-405-042

COMMONLY KNOWN AS:

3504 N. FREMONT, UNIT 1, CHICAGO, IL 60657