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WARRANTY DEED

Prepared By, and after recording, mail to:

Jacqueline Shim Bryant, Esq. 460 W. Barry Avenue Chicago, IL 60657

Mail Tax Bills To:

Philip F. Denny c/o BD CHICKENBONE, LA One N. Wacker Drive Suite 4055 Chicago, IL 60606 86] 984**20**34D

Doc#: 0619840034 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/17/2006 10:02 AM Pg: 1 of 4

FIRST AMERICAN
FILE 141 3342

THE GRANTOR, 1943 W. NELSON, LLC, an Illinois limited liability company authorized to do business in the State of Illinois, having its principal Llinois place of business at One North Wacker Drive, Suite 4055, Chicago, Illinois 60606, by and through it's manager, Philip F. Denny, for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, GRANTS AND CONVEYS to GRANTEE:

BD CHICKENBONE, LLC One N. Wacker Drive, Suite 4055, Chicago, IL 60606

the following described Real Estate situated in the County of Cook, in the Stree of Illinois, to wit:

LOT 150 IN SAMUEL BROWN JR.'S BELMONT AVENUE SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 1/4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

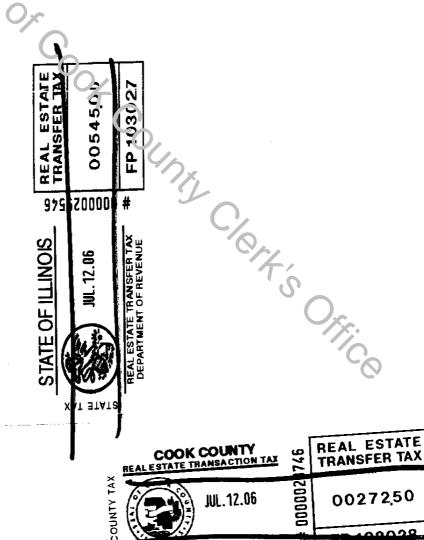
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, TO HAVE AND TO HOLD said premises forever.

Subject to: General real estate taxes for the year 2005 and subsequent years, not yet due and payable; zoning and building laws or ordinances; easements, covenants, conditions and restrictions of record; public, private and utility easements; none of which interfere with the current use and enjoyment of the real estate.

449

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JUL.12.06

REVENUE STAMP

0027250

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Permanent Real Estate Index Number: Address of Real Estate:	14-30-213-011-0000 1943 W. Nelson, Chicago, IL 60657
	DATED this 22 day of June, 2006.
	Dung
	1943 W. NELSON, LLC, an Illinois limited liability company By: Philip F. Denny, It's Manager

State of Ollins, Courty of Cook ss.

I, the undersigned, a Notary Public is and for the county and state aforesaid, DO HEREBY CERTIFY that PHILIP F. DENNY, not individually but as manager of 1943 W. NELSON, LLC, personally known or proven 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 2ct, 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 <u>22</u> day of J1 ne, 2006.

My Commission expires <u>05/12/09</u>

Notary Public

OFFICIAL SEAL
REBECCA MENUEZ
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/12/09

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LEGAL DESCRIPTION

Legal Description: LOT 150 IN SAM BROWN, JR.'S BELMONT AVENUE SUBDIVISION IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 14-30-213-011-0000 Vol. 0491

Property Address: 1943 West Nelson Street, Chicago, Illinois 60657

Droperty of County Clark's Office