

# UNOFFICIAL COPY

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



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 || 1

THE GRANTOR, **1943 W. NELSON, LLC**, an Illinois limited liability company authorized to do business in the State of Illinois, having its principal Illinois place of business at One North Wacker Drive, Suite 4055, Chicago, Illinois 60606, by and through its 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 State of Illinois, to wit:


LOT 150 IN SAMUEL BROWN JR.'S BELMONT AVENUE SUBDIVISION IN THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, 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.

*4K9*


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**CITY OF CHICAGO**  
 CITY TAX  
  
 JUL. 12. 06  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 000005004


**REAL ESTATE TRANSFER TAX**  
 04087.50  
 FP 102812

Property of Cook County Clerk's Office

**STATE OF ILLINOIS**  
 STATE TAX  
  
 JUL. 12. 06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX  
 00545.00  
 FP 103027

# 000029546

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
  
 JUL. 12. 06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 000002746

**REAL ESTATE TRANSFER TAX**  
 00272.50  
 FP 100028

REVENUE STAMP

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Permanent Real Estate Index Number: 14-30-213-011-0000  
Address of Real Estate: 1943 W. Nelson, Chicago, IL 60657

DATED this 22 day of June, 2006.



1943 W. NELSON, LLC, an Illinois limited liability company  
By: Philip F. Denny, It's Manager

State of Illinois, County of Cook ) ss.

I, the undersigned, a Notary Public in 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 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 22 day of June, 2006.

My Commission expires 05/12/09

  
Notary Public



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EXHIBIT A

## 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

Property of Cook County Clerk's Office