

WARRANTY DEED

UNOFFICIAL COPY

462275

The Grantor(s), **2254 W. Arthur, LLC***, of Chicago and , of , Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, **CONVEY(S) AND WARRANT(S) TO Ken Pitchford**, the following described real estate, to wit:

Per the attached Exhibit "A" and hereby releasing and waiving all rights under the Homestead Exemption Law of Illinois.



Doc#: 0620740140 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/28/2006 12:29 PM Pg: 1 of 2

HERRITAGE TITLE COMPANY

PERMANENT REAL ESTATE INDEX
NUMBER: 11-31-306-001-0000

ADDRESS OF REAL ESTATE: 6511 N. Oakley, Unit 2, Chicago, IL 60645

Dated this 20th day of July, 2006
Sm A

2254 W. Arthur, LLC*

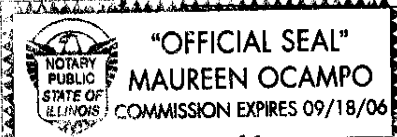
* by Sorin Adrian Oros

State of Illinois, County of Cook, SS. I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **2254 W. Arthur, LLC*** and personally known to me to be the same persons whose names 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 20th day of July, 2006

My commission expires _____:

Maureen Ocampo
NOTARY PUBLIC *200*



This instrument was prepared by: Palladinetti & Associates, 4024 North Montrose, Chicago, Illinois, 60641

MAIL TO:
Ken Pitchford
6511 N. Oakley #2
Chicago IL 60645

SEND SUBSEQUENT TAX BILLS TO:
SAME

City of Chicago
Dept. of Revenue
456010
07/24/2006 14:43
Real Estate Transfer Stamp
\$2,017.50
Batch 05362 36

UNOFFICIAL COPY**Exhibit A**

H62275

UNIT 105-2 IN THE 2254 W. ARTHUR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 47 AND 48 IN ARTHUR AVENUE SUBDIVISION OF 26 ACRES IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 4, 1922 AS DOCUMENT 7366967,



WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0617334075, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

P.I.N. 11-31-306-001-0000 (UNDERLYING P.I.N.)

C/K/A 6511 N. OAKLEY AVENUE, UNIT 2, CHICAGO, ILLINOIS 60645-5427

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED HEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 000002125	REAL ESTATE TRANSFER TAX	COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 000006015	REAL ESTATE TRANSFER TAX	
	JUL. 24. 06		00269.00				JUL. 24. 06	00134.50
			FP 103037					FP 103042