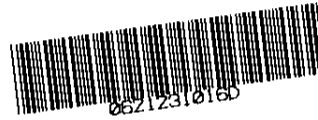


UNOFFICIAL COPY

WARRANTY DEED

Mail to: Law Offices of Stephens & Schrauth, P.C.
833 Elm Street, Suite 205 & 207
Winnetka, Illinois 60093



Doc#: 0621231016 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/31/2006 09:59 AM Pg: 1 of 2

THE GRANTOR, 947-49 W. Montana, Inc., an Illinois corporation, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as the sole shareholder (s) of said corporation, conveys and warrants to

Michael Chen & Elizabeth Chen, AS
JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP
the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:
(See Attached)

Property Address: 947-49 W. Montana, Unit 2E, Illinois, subject to: general real estate taxes for the year 2005 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantor; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, all 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, 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.

Dated: July 26, 2006.

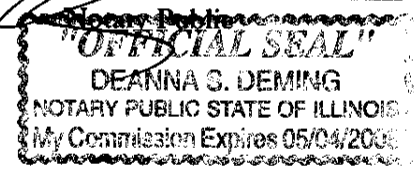
947-49 W. Montana, Inc., by Roman Popovych

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 947-49 W. Montana, Inc., by Roman Popovych, President, is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal, this 26 day of July, 2006.

My commission expires: 05.04.08

Permanent Index Number: 14-29-427-060-0000
Grantees Address: 947-49 W. Montana, Unit 2E, Illinois



Mail subsequent tax bills to: **Michael Chen & Elizabeth Chen, 947-49 W. Montana, Unit 2E, Illinois**
Prepared by: Kaufman & Associates - 566 West Lake Street, Suite 410, Chicago, Illinois 60661

Box 334

UNOFFICIAL COPY

STREET ADDRESS: 947-49 W. MONTANA UNIT 2E
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 14-29-427-060-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 2E IN 947-49 W. MONTANA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 40 AND 41 IN SHELDON WESTON AND STONE'S SUBDIVISION OF THE EAST 10 ACRES OF OF OUTLOT 19 IN CANAL TRUSTEES SUBDIVISION OF THE EAST 1/2 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0613118098 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0613118098.

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0613118098.

