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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



0622020191D

Doc#: 0622020191 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/08/2006 11:32 AM Pg: 1 of 3

CTIC NA MGR 1 of 4
SA2254041

THE GRANTOR(S), Old Irving Park Condominiums, L.L.C., an Illinois Limited Liability Company of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warranty(s) to Stacie ~~Anne~~ Kent and Russell William Hanneman ~~not~~ as tenants in common but as joint tenants of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* Deborah L. Kent, *[Signature]*

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing; (2) party wall easements, (3) applicable zoning and building laws, building and building line restrictions, and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (5) streets and highways, if any; (6) private and utility easements, if any, whether recorded and unrecorded which do not affect purchasers' use and enjoyment of the unit, (7) covenants, conditions, restrictions, easements, permits and agreements of record which do not affect purchasers' use and enjoyment of the unit, (8) liens and other matters of title over which the insurer is willing to insure without cost to Purchaser; (9) standard objections contained in policies of the title insurance; (10) the Illinois Condominium Property Act; and (11) the Declaration of Condominium Ownership and By Laws, Easements, Restrictions and Covenants for the 4757 North Paulina Lawrence Condominium. *(3)*

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for benefit of said unit as 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 length herein. The tenant of unit 1625-3 has waived or has failed to exercise the right of first refusal.

Permanent Real Estate Index Number(s): 14-18-205-001-0000

Address(es) of Real Estate: Unit 1625-3, 1625 West Lawrence Avenue, Chicago, Illinois 60640

Dated this 28 day of July, 2006

Old Irving Park Condominiums L.L.C., a Limited Liability Company of Illinois,
By: J Properties, L.L.C., a Limited Liability Company of Illinois,

By: *[Signature]*

BOX 334 CTI

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Loan Number: 653527647

Date: JULY 28, 2006

Property Address: 1625 W. LAWRENCE AVENUE, UNIT 3, CHICAGO, ILLINOIS 60640

EXHIBIT "A"

LEGAL DESCRIPTION

UNIT 1625-3, IN THE 4757 N. PAULINA LAWRENCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 (EXCEPT THE SOUTH 5 FEET THEREOF) IN THE RESUBDIVISION OF LOTS 1 AND 2 IN BLOCK 2 IN BALD'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 1/2 (EXCEPT THE NORTH 1 ACRE THEREOF) OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT " " TO THE DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT 0606918003; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.
 A.P.N. #: 14-18-205-001-0000

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

COUNTY TAX

AUG.-3.06

0000028329

REAL ESTATE TRANSFER TAX
0012250
FP 103034

REVENUE STAMP

STATE OF ILLINOIS

AUG.-3.06

0000028222

REAL ESTATE TRANSFER TAX
0024500
FP 103032

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

CITY OF CHICAGO

CITY TAX

AUG.-3.06

0000009836

REAL ESTATE TRANSFER TAX
0183800
FP 103033

REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, Mark L. Spiegel, a Notary Public in and for said County, in the State aforesaid, do hereby certify that TAMMY JOYCE, the Manager of J Properties, L.L.C., an Illinois Limited Liability Company, the sole member of Old Irving Park Condominiums L.L.C., an Illinois Limited Liability Company personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Manager, appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.



Mark L. Spiegel (Notary Public)

Prepared By: Mark L. Spiegel
25 E. Washington St. Suite 1501
Chicago, Illinois 60602

Mail To:
Genevieve M. Halloran
Bean Group P.C.
30 Gale Avenue
River Forest, Illinois 60305

Name & Address of Taxpayer:
Stacie Anne Kent and Russell William Hanneman
1625 West Lawrence, Unit 3
Chicago, Illinois 60614
