

WARRANTY DEED



Doc#: 0624026043 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/28/2006 10:10 AM Pg: 1 of 3

Mail To:

Theresa Woods
30 North LaSalle, Suite 3400
Chicago, Illinois 60602

Send Subsequent Tax Bills To:

Travis Lee
8158 South Drexel
Unit #3
Chicago, Illinois 60619

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The **GRANTOR** Drexel Investment Group, LLC, an Illinois Limited Liability Company, for and in consideration of **Ten and No/100 (\$10.00)** Dollars in hand paid, **CONVEYS** and **WARRANTS** to the **GRANTEE** Travis Lee, 6748 South Perry, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 8158-3 IN THE CHATHAM COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 16 (EXCEPT THE NORTH 10.30 FEET THEREOF) AND LOTS 17 TO 20 IN BLOCK 133 IN CALVIN B. BEACH'S RESUBDIVISION OF LOTS 1 TO 46 BOTH INCLUSIVE IN CORNELL, BEING A SUBDIVISION OF PART OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0521727025; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to the Grantee and his/her/their/its successors and assigns, as 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 of Condominium aforesaid, recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 0521727025, 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, restrictions, conditions, covenants and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.


Together with the tenements and appurtenances thereunto belonging.

BOX 15

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



AUG. 25. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0600035537

REAL ESTATE TRANSFER TAX


0012100

FP 02809

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



AUG. 25. 06

REVENUE STAMP

0000035621


REAL ESTATE TRANSFER TAX

0006050

FP 326707

CITY TAX

CITY OF CHICAGO



AUG. 25. 06

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001165

REAL ESTATE TRANSFER TAX

00907.50

FP 102803

Property of Cook County Clerk's Office

UNOFFICIAL COPY

The tenant, if any, of this Unit has either waived or has failed to exercise his right of first refusal to purchase this Unit or had no right of first refusal, pursuant to the Illinois Condominium Property Act or any municipal ordinance, or is the purchaser thereof.

Subject To: General Real Estate Taxes for 2005, and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois,

TO HAVE AND TO HOLD said premises forever.

Property Index Number(s) 20-35-115-021

Address of Real Estate: Unit #3, 8158 South Drexel Avenue, Chicago, Illinois 60619

DATED this 9 day of August, 2006.

Drexel Investment Group, L.L.C.

By: _____

Marty Max, Manager

This Document Prepared by:

MORGEN & PERL
7101 North Cicero Avenue, Suite 101
Lincolnwood, Illinois 60712

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Marty Max, manager of the Drexel Investment Group, L.L.C., personally known 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 he signed, sealed and delivered the said instrument as the free and voluntary act of said L.L.C., 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 9 day of August, 2006.



Diane Hayes
Notary Public