

WARRANTY DEED

(ILLINOIS)
PAGE 1:



Doc#: 0625502155 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/12/2006 10:40 AM Pg: 1 of 2

1093 CTIC JP A W 8357369

THE GRANTOR, Michael Y. Taran, married to Kelly Ginley, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of - TEN - DOLLARS, (\$10.00) in hand paid, CONVEYS and WARRANTS to Thomas Marshall of 545 N. Dearborn, Chicago, IL 60610 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See Page 2 for Legal Description)

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 not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current uses and enjoyment of the Real Estate; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to the Declaration of Condominium.

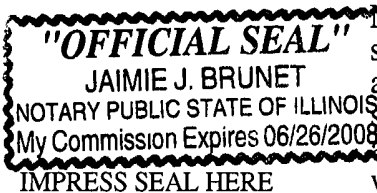
Permanent Index Number: 14-31-324-055-1022 and 14-31-324-055-1074
Address (es) of Real Estate 1728 N. Damen, #108, Chicago, IL 60647

DATED August 30, 2006

Michael Y. Taran

Kelly Ginley, for purposes of waiving homestead rights

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



Michael Y. Taran and Kelly Ginley, personally known to me to be the same person whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and seal, this Date August 30, 2006

NOTARY PUBLIC

This instrument prepared by: Andrew D. Werth & Associates
2822 Central Street, Evanston, IL 60201
847-866-0124

BOX 334 CT


UNOFFICIAL COPY


Legal Description


of premises commonly known as 1728 N. Damen, #108, Chicago, IL 60647Property Index Number: 14-31-324-055-1022 and 14-31-324-055-1074

PARCEL 1: UNIT 1-108 AND PU-31 IN WILLOW SQUARE CONDOMINIUM FORMERLY KNOWN AS BUILDING NUMBER 1 CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 92.10 FEET OF THE EAST 333.95 FEET OF THE NORTH 100.17 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 10 TO 48, BOTH INCLUSIVE, AND ALL OF VACATED PUBLIC ALLEYS, ALL TAKEN AS A TRACT ALL IN BLOCK 2 IN BRADWELL'S ADDITION TO CHICAGO IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF SECTION 31 TOWNSHIP 31, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDO RECORDED AS DOCUMENT 04922444, AND AS AMENDED BY FIRST AMENDMENT TO AMENDED DECLARATION OF CONDOMINIUM OWNERSHIP FOR WILLOW SQUARE CONDOMINIUM RECORDED AS DOCUMENT 95275103, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
	SEP.-5.06	# 0000029711	00295.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103032

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX	
	SEP.-5.06	# 0000010362	02962.50
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE			FP 103033

COOK COUNTY		REAL ESTATE TRANSFER TAX	
	SEP.-5.06	# 000029852	00197.50
REVENUE STAMP			FP 103034

MAIL TO:

Gael Morris

(Name)

2835 N. Sheffield, Ste. 232

(Address)

Chicago, IL 60657

(Address, City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Thomas Marshall

(Name)

1728 N. Damen, #108

(Address)

Chicago, IL 60647

(City, State and Zip)