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2070799MTC000011
WARRANTY DEED
CORPORATION GRANTOR



Doc#: 0627531029 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/02/2006 09:27 AM Pg: 1 of 4

The Grantor, **C & F DEVELOPERS, INC.**, an Illinois corporation, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and No/100 Dollars (\$10.00)

and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to **JEROME COAKLEY AND ANNA COAKLEY** of 2005 Milton, Park Ridge, IL 60068, not as Tenants in Common but as **JOINT TENANTS**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION RIDER FOR DEED

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 not in Tenancy in Common but in **JOINT TENANCY**, forever.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed by these presents by its President and attested by its President this 27th day of September 2006.

PIN: 14-20-407-010

COMMONLY KNOWN AS: 3535 N. RETA, UNIT 1, CHICAGO, IL 60657

C & F DEVELOPERS, INC.,
an Illinois corporation

By: Anna Coakley
ANNA COAKLEY, PRESIDENT

M.G.R. TITLE

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This Instrument Prepared By:

HAL A. LIPSHUTZ
867 W. BUCKINGHAM
CHICAGO, IL 60657

Send subsequent tax bills to:

ANNA COAKLEY
2005 MILTON
PARK RIDGE, IL 60068



MAIL TO:

ANNA COAKLEY
2005 MILTON
PARK RIDGE, IL 60068

Exempt under provisions of
Paragraph 6, Section 4.
Real Estate Transfer Tax Act.

9-29-06
Date

Buyer, Seller or Representative

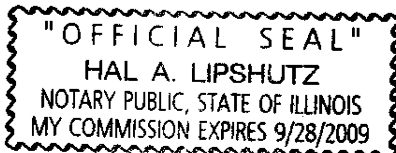
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that ANNA COAKLEY, PRESIDENT of C & F DEVELOPERS, INC., an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such officer, appeared before me this day in person and acknowledged that she signed and delivered such instruments as her own free and voluntary acts and as the free and voluntary act of said corporation, for the uses and purposes set forth therein.

GIVEN under my hand and notarial seal, this 27th day of September 2006.

[Signature]
Notary Public

My commission expires:



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LEGAL DESCRIPTION RIDER FOR DEED

PARCEL 1: UNIT 1 IN THE 3535 N. RETA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 38 IN BENTON'S ADDISON STREET ADDITION IN THE EAST ½ OF THE SOUTH EAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0610010030, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0610010030.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, 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; 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.

THIS DEED IS FURTHER SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the limitations and conditions imposed by the Act; (d) the limitations and conditions imposed by the Municipal Code of Chicago; (e) the Condominium Documents including all amendments and exhibits thereto; (f) covenants, conditions, declarations, restrictions and building lines of record; (g) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (h) encroachments, if any, as shown on the Plat of Survey to be attached as Exhibit "D" to the Declaration; (i) public utility easements; (j) installments due after Closing for assessments levied pursuant to the Declaration; (k) private easements; (l) party wall rights and agreements (m) matters over which the title company has agreed to insure.

GRANTOR CERTIFIES THAT NOTICE OF INTENT AS REQUIRED BY SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT WAS NOT SERVED AS THERE WERE NO TENANTS AT THE PROPERTY.

PIN: 14-20-407-010

COMMONLY KNOWN AS: 3535 N. RETA, UNIT 1, CHICAGO, IL 60657

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 9/29/06

Anna Coakley
Grantor or Agent

SUBSCRIBED and SWORN to before me by the said GRANTOR this 29th day of Sept 2006.
Notary



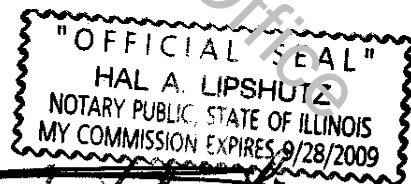
Hal A. Lipshutz

The grantee or his agent affirms and verifies that the name of the grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 9/29/06

Anna Coakley
Grantee or Agent

SUBSCRIBED and SWORN to before me by the said GRANTEE this 29th day of Sept 2006.
Notary



Hal A. Lipshutz

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)