



Doc#: 0629241013 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/19/2006 09:31 AM Pg: 1 of 3

2069519/vr
mrc

THIS INSTRUMENT PREPARED BY:

JANET K. THOMAS
LAW OFFICE OF LLOYD GUSSIS
2536 NORTH LINCOLN
CHICAGO, IL 60614

WARRANTY DEED

THE GRANTOR, 2240 Diversey, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEYS AND WARRANTS unto ^{Greg}Walzel, the real estate commonly known as 2801 N. Oakley, Unit 403, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, 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.

* Gregory

ADDRESS: 2801 N. Oakley, Unit 403, Chicago, Illinois

PTIN: 14-30-118-013-0000 14-30-118-021-0000

DATED this 13 day of October, 2006

2240 Diversey, LLC

BY:  (SEAL)
Peter J. Walsh, Its Manager

City of Chicago
Dept of Revenue



Real Estate
Transfer Stamp

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

473002 \$2,205.00
10/18/2006 11:00 Batch 11850 20

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Peter J. Walsh, Manager of 2240 Diversey, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day 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.

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 18.06

REVENUE STAMP

0000012474

| |
|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 00147.00 |
| FP 103042 |

STATE OF ILLINOIS



OCT. 18.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

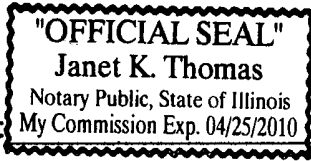
0000001722

| |
|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 00294.00 |
| FP 103041 |

M.G.R. TITLE

UNOFFICIAL COPY

GIVEN under my hand and notarial seal this 13 day of October, 2006.



Janet K. Thomas
Notary Public

My commission expires: _____.

MAIL DEED TO:

Greg J. Walzel
2801 N. OAKLEY #403
Chicago, IL 60618

SEND TAX BILL TO:

Greg Walzel
2801 N. OAKLEY #403
Chicago, IL 60618

Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 1:

UNIT 403 IN THE HOMES OF RIVERSEDGE CONDOMINIUMS #1, AS
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE NORTH 93 FEET OF THE SOUTH 96.00 FEET OF LOTS 12, 13, 14 15, 16 AND
17 (EXCEPTING THEREFROM THE EAST 3.92 FEET OF SAID LOT 17) TAKEN AS
A SINGLE TRACT, IN BLOCK 7 IN CLYBOURN AVENUE ADDITION TO
LAKEVIEW IN CHICAGO IN SECTION 30, 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 0620732025, TOGETHER WITH AN UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-25, A LIMITED
COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE
DECLARATION AFORESAID RECORDED AS DOCUMENT 0620732025.

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,
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.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO
EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD
NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.