

UNOFFICIAL COPY

WARRANTY DEED

Mail to: Jakubco, Richards & Jakubco
2224 West Irving Park Road
Chicago, Illinois 60618



Doc#: 0635305144 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/19/2008 11:52 AM Pg: 1 of 2

THE GRANTOR, 2417 W. Foster, LLC an Illinois limited liability company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member (s) of said company, conveys and warrants to,

Christopher Gallagher,

the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:

(See Attached)

Property Address: 2417-19 W. Foster, Unit 3E, Illinois, subject to: general real estate taxes for the year 2006 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

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, 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.

Dated: 12.15, 2006.

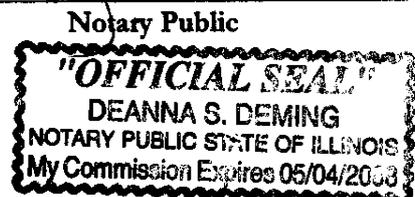
[Signature]
2417 W. Foster, LLC, by John Buckner, Managing Member

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 2417 W. Foster, LLC, by John Buckner, Managing Member, is personally known to me to be the same person whose name he subscribed to the foregoing instrument, appeared before me this day in person, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 15 day of December, 2006.

My commission expires: 05.04, 08.

Permanent Index Number: 13-12-401-020-0000
Grantees Address: 2417-19 W. Foster, Unit 3E, Chicago, Illinois



Mail subsequent tax bills to: Christopher Gallagher, 2417-19 W. Foster, Unit 3E, Chicago, Illinois

Prepared by: Kaufman & Associates - 566 West Lake Street, Suite 410, Chicago, Illinois 60661

1004334

ST 5094070 1073 NW LINDA MW ALK CD

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STREET ADDRESS: 2419 W. FOSTER AVENUE UNIT 3E
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 13-12-401-020-0000

LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3E IN THE 2417-19 W. FOSTER CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 48 AND 49 IN VOLLMERS SUBDIVISION OF LOTS 3, 4, 5, 6, 7, 8 AND LOT 2 (EXCEPT THE NORTH 53.06 FEET) IN THE TOWN OF BOWMANVILLE IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0530017153 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-5, AND S-5, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0630017153

Property of Cook County Clerk's Office

CITY OF CHICAGO
CITY TAX
DEC. 18.06
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000013737

REAL ESTATE TRANSFER TAX
0251250
FP 102805

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
DEC. 18.06
0000099825

REAL ESTATE TRANSFER TAX
0016750
FP 102802

STATE OF ILLINOIS
STATE TAX
DEC. 18.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000099586

REAL ESTATE TRANSFER TAX
0033500
FP 102808