

UNOFFICIAL COPY



Doc#: 0700342052 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/03/2007 09:19 AM Pg: 1 of 3

WARRANTY DEED

Statutory (Illinois)

(Individual to Individual)

GRANTOR, Hood Development, L.L.C., an Illinois Limited Liability

Company of the City of Chicago,

County of Cook,

State of Illinois, for

and in consideration of

Ten and no/100 (\$10.00),

CONVEYS and WARRANTS to

Dewayne Edwards and

Audrey Edwards, his wife,

~~not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS~~

BY THE ENTIRETY, the following described Real Estate in the County of Cook, State of Illinois, to wit:

See Legal Description Attached Hereto.

Property Address: 2846-50 N. Christiana, Unit 2846-G, Chicago, Illinois
P.I.N.: 13-26-226-007-0000

"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."

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 as husband and wife, not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: General taxes not yet due and payable, covenants, conditions and restrictions on record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

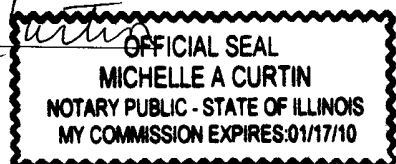
Dated: December 27, 2006

MONSTER PRODUCTIONS, INC.
AS MANAGER OF GRANTOR

By: [Signature] (SEAL)
Lyle Feinerman, Vice President

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 Lyle Feinerman, Vice-President of MONSTER PRODUCTIONS, INC., as Manger of Hood Development 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 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 official seal, this 27th day of December, 2006

[Signature]
Notary Public



Box 334

1003
CTIC
83406021
fornoon

3/g

UNOFFICIAL COPY

This instrument was prepared by Alan S. Levin, 205 W. Randolph, #1030, Chicago, IL

MAIL TO:

Jonathan Aven
180 N Michigan 2105
Chicago IL 60601

SEND SUBSEQUENT TAX BILLS TO:

Dwayne Roberts
2816 N Chestnut Ave G
Chicago IL 60618

STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 DEC. 28. 06
 STATE TAX
 # 000099735
 REAL ESTATE TRANSFER TAX
 00087.50
 FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 DEC. 28. 06
 COUNTY TAX
 # 2169600000
 REAL ESTATE TRANSFER TAX
 00043.75
 FP 102802

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 DEC. 28. 06
 CITY TAX
 # 00003867
 REAL ESTATE TRANSFER TAX
 00615.25
 FP 102805

NOT RECORDED
 12/28/06 10:58 AM
 COUNTY CLERK OF COOK COUNTY
 CHICAGO, ILLINOIS

UNOFFICIAL COPY

PARCEL 1: UNIT 2846-G IN 2846-50 N. CHRISTIANA CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2 AND 3 (EXCEPT THE SOUTH 5 FEET THEREOF) IN BLOCK 4 IN WISNER'S SUBDIVISION OF LOTS 8 AND 9 IN BRAND'S SUBDIVISION OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0624110071 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-7 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT 0624110071.

PIN: 13-26-226-007-0000

Property of Cook County Clerk's Office