



WARRANTY DEED

Doc#: 0701705226 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 01/17/2007 02:41 PM Pg: 1 of 2

The Grantor, KEDVALE STREET PROPERTIES, L.L.C., of the City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN & 00/100 Dollars, conveys and warrants to Michelle Tani, of Chicago, Illinois, the following described Real Estate in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION

SEE ATTACHED

SUBJECT TO: 2006 General Real Estate taxes, et. seq.
P.I.N. 12/22-212-002-0000
PROPERTY ADDRESS: 3853 North Kedvale, Unit A1, Chicago, Illinois

THIS IS NOT A HOMESTEAD PROPERTY

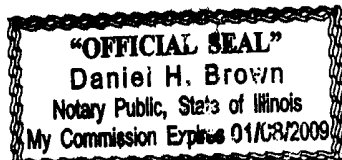
DATED this 11th day of January, 2007.

Eugene Hardiman, Sole Manager of Kedvale Street Properties, LLC

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 Eugene Hardiman, Sole Manager of Kedvale Street Properties, LLC., is personally known to me to be the same person and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the use and purpose therein set forth.

Given under my hand and official seal, this 11th day of January, 2007.



Daniel H. Brown NOTARY PUBLIC

This instrument was prepared by: DANIEL H. BROWN, 53 W. Jackson, #703, Chicago, Illinois, 60604; Telephone Number (312)663-4410.

MAIL TO: Buyer's Attorney JUDITH E. FORS 4609 N MANOR AVE CHICAGO IL 60625

BOX 15

SEND SUBSEQUENT TAX BILLS TO: Unit Owner at Unit Owner's Address MICHELLE TANI 3853 N KEDVALE #A1 CHICAGO, IL 60641

UNOFFICIAL COPY

LEGAL DESCRIPTION FOR

3853 NORTH KEDVALE, UNIT A1, CHICAGO, ILLINOIS


THE TENANT OF UNIT A1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.


UNIT NUMBER A1 IN THE KEDVALE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOT 4 IN BLOCK 37 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0628322073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, 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 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.

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 0000002993	REAL ESTATE TRANSFER TAX
	JAN. 15.07		02887.50
			FP 102803

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0020037670	REAL ESTATE TRANSFER TAX
	JAN. 15.07		00385.00
			FP 102809

COUNTY TAX  REVENUE STAMP	COOK COUNTY	# 0000037537	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSACTION TAX		00192.50
	JAN. 15.07		FP326707