



Doc#: 0703341019 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/02/2007 03:01 PM Pg: 1 of 2

⑤ MTC # 2071856 (TA)  
1 of 2

THIS INSTRUMENT PREPARED BY:

Janet K. Thomas  
Attorney At Law  
Law Office of Lloyd Gussis  
2536 North Lincoln  
Chicago, Il 60614

WARRANTY DEED

THE GRANTOR, 6850-58 S. OGLESBY, L.L.C., a limited liability company 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 (\$10.00) Dollars, in hand paid, and pursuant to authority given, CONVEYS AND WARRANTS unto Eric R. Axelson, the real estate commonly known as 6850-58 South Oglesby, Unit #2320-1 and P-17 Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, TO HAVE AND TO HOLD said premises forever. \*an unmarried man

ADDRESS: 6850-58 South Oglesby, Unit #2320-1 and P-17, Chicago, Illinois

PTIN: 20-24-412-025-0000 (Underlying Land)

DATED this 31 day of January, 2007

6850-58 S. OGLESBY, L.L.C

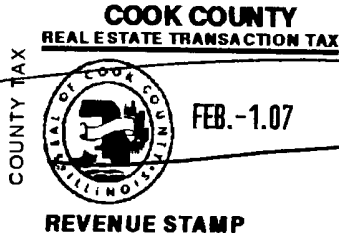
By: [Signature]  
Its Manager

STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

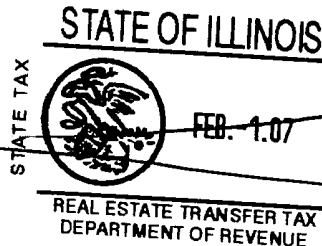
I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Robert Levinson, personally known to me to be the Manager of 6850-58 S. Oglesby, LLC, an Illinois limited liability company, whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

M.G.R. TITLE

City of Chicago  
Dept. of Revenue  
490392  
Real Estate Transfer Stamp  
\$1,248.75  
02/01/2007 10:38 Batch 07258 38



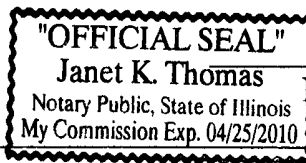
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0008325  
FP 103042



# 0000005407  
REAL ESTATE TRANSFER TAX  
0016650  
FP 103041

**UNOFFICIAL COPY**

GIVEN under my hand and notarial seal this 3 day of January, 2007.



Janet K. Thomas  
Notary Public

My commission expires: \_\_\_\_\_

MAIL TO:

JOHN L. JANCZUR  
1405 DEARBORN #1610  
CHICAGO, IL 60605

SEND TAX BILL TO:

ERIC R. AXELSON  
#2320-1; 6850-585 09CESB  
CHICAGO, IL 60649

PARCEL 1:

UNIT 2320-1 AND P-17, IN THE BEL SHORE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 13, 14 AND 15 IN BLOCK 5 IN LAKE SHORE AND JACKSON PARK SUBDIVISION, BEING THE EAST 1/2 OF THE WEST 2/3 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 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 0634215006, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0634215006.

PIN#: 20-24-412-025-0000 (AFFECTS THE UNDERLYING LAND)

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.