

UNOFFICIAL COPY



This Instrument prepared by:
Maria L. Whiteman, Esq.
Ungaretti & Harris
3500 Three First National Plaza
Chicago, Illinois 60602

Doc#: 0705844064 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/27/2007 02:52 PM Pg: 1 of 2

After recording return to:
Brandon Riley
14737 Kimbark
Dolton, IL 60419

WARRANTY DEED

SINGLE

The undersigned, **Simone S. Bowles**, ("Grantor"), of the City of Chicago, County of Cook and State of Illinois, for and in consideration of Ten Dollars (\$10.00) in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, DOES CONVEY AND WARRANT UNTO **Brandon Riley**, a single man, ("Grantee"), having an address of 14737 Kimbark, Dolton, Chicago, Illinois 60419, all interest in and to the real property situated in the County of Cook, State of Illinois, to wit:

UNIT 2 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 1/2 OF LOT 8 IN FLOCK 10 IN EGGLESTON'S SECOND SUBDIVISION BEING THE NORTH 1/2 OF THE NORTHEAST 1/4 (EXCEPT THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 HERETOFORE SUBDIVIDED) OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED ON 2/21/07 DOCUMENT NUMBER 0705209119 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED 25% INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS

PIN: 20-28-206-020-0000 (Underlying)
Property Address: 102 West 72nd Street, Unit 2, Chicago, Illinois 60621

CADALLE TITLE
FILE # V3882
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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 also 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 therein.

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Any tenant of the unit either waived or failed to exercise the option to purchase the unit, or did not have the right to purchase the unit.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 22nd day of February, 2007.

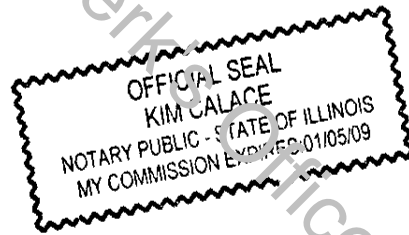
Simone S. Bowles by Joseph
Simone S. Bowles
attorney and agent in fact

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that UNNY TAPPINS, ^{PERSONALLY KNOWN TO ME TO BE THE SAME PERSON AS SIMONE S. BOWLES} personally known to me to be the same person whose name is subscribed to the foregoing instrument, respectively appeared before me this day in person and each acknowledged that she signed and delivered the said instrument as her own free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 22 day of February, 2007

[Signature]
Notary Public
My commission expires: 11/5/09



Send subsequent tax bills to:
Brandon Riley
14737 Kimbark
Dolton, IL 60419

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
494430 \$1,687.50
02/27/2007 10:24 Batch 09304 54

