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PREPARED BY:

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Doc#: 0706102099 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2007 10:27 AM Pg: 1 of 3

MAIL TAX BILL TO:

STEVE GALVIN
10524 S. HOMAN
CHGO, IL 60655

MAIL RECORDED DEED TO:

STEVE GALVIN
10524 S. HOMAN
CHGO, IL 60655

FIRST AMERICAN
FILE # 1582414
1/2

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR, **OAKLEY & SCHOOL LLC**, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to **STEVEN GALVIN**, of 10524 S. Homan, Chicago, IL, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

is a married man

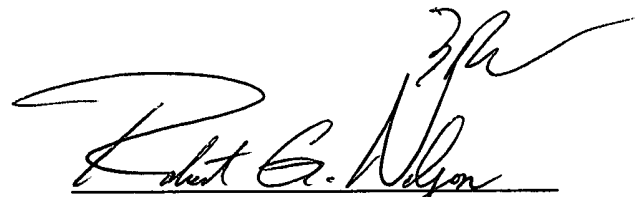
SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s): 14-19-318-028-0000
Property Address: 3301 N. Oakley, Unit #1
CHICAGO, IL 60618

Subject, however, to the general taxes for the year of 2006 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record. Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; 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.

NOT HOMESTEAD PROPERTY

Dated this 9th Day of February 20 07


ROBERT NELSON, Manager
OAKLEY & SCHOOL LLC

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STATE OF ILLINOIS)
) SS.

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **ROBERT NELSON**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 09 Day of Feb 2007

[Signature]
Notary Public

My commission expires: 04/21/08

Property of Cook County Clerk's Office



CITY TAX
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
FEB. 28. 07

0000010034

REAL ESTATE TRANSFER TAX	02737.50
FP 102812	

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
FEB. 28. 07

0000039145

REAL ESTATE TRANSFER TAX	00182.50
FP 103028	

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
FEB. 28. 07

0000038947

REAL ESTATE TRANSFER TAX	00365.00
FP 103027	

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Unit No. 1, in the Oakley & School Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 29 in Block 11 in C.T. Yerkes' Subdivision of Blocks 33, 34, 35, 36, 41, 42, 43 and 44 in the subdivision of Section 19, Township 40 North, Range 14 East of the Third Principal Meridian, (except the Southwest quarter of the Northeast quarter and the Southeast quarter of the Northwest quarter and the East half of the Southeast quarter thereof), which plat of survey is attached as Exhibit "B" to the declaration of condominium ownership recorded February 5, 2007, as document 0703615058, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index #'s: 14-19-318-028-0000 Vol. 1

Property Address: 2248 W. School Street, a/k/a 3301 N. Oakley, Unit 1, Chicago, Illinois 60618

Clerk of Cook County Clerk's Office