



Doc#: 0707942073 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/20/2007 09:45 AM Pg: 1 of 3

WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **BRIAN S. HARDWICK**,
divorced since not remarried, of the City
of Chicago, Cook County of the State of
Illinois

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable
consideration in hand paid, hereby CONVEYS AND WARRANTS to

PK DEVELOPMENT GROUP, LLC

("Grantee"), whose address is 1819 W. Grand Ave., Chicago, IL 60622 the following described
real estate, to-wit:

SEE ATTACHED EXHIBIT 'A'

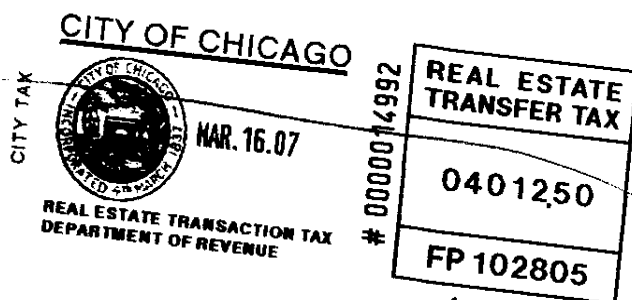
COMMONLY KNOWN AS 2932 N. WOOD, UNIT G, CHICAGO, IL 60657

This Deed is subject to: covenants, conditions and restrictions of record, private, public and utility
easements and roads and highways, general real estate taxes 2006, any confirmed special tax or
assessment, installments not due at the date hereof of any special tax or assessment for improvements
heretofore below

Permanent Real Estate Index Number: 14-30-223-123-0000

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 15 day of
MARCH, 2007.

By: Brian S. Hardwick
BRIAN S. HARDWICK



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J
Box 334

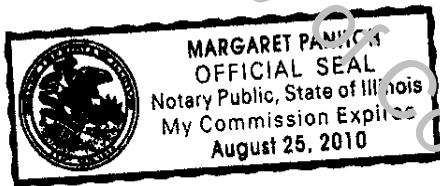
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UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Margaret Panitch, a Notary Public in and for the County and State aforesaid, do hereby certify that **BRIAN S. HARDWICK**, 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 15 day of MARCH, 2007.



[Signature]
Notary Public

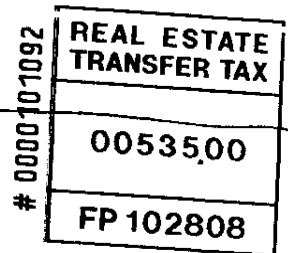
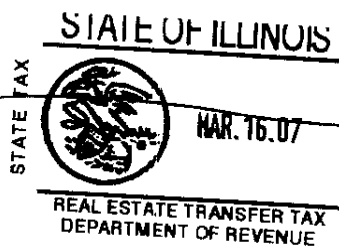
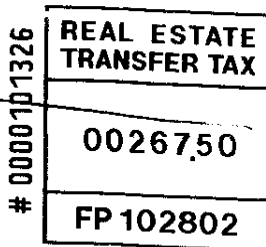
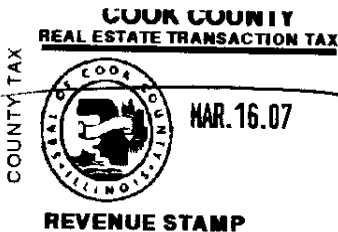
My commission expires 8/25/10

After Recording Mail to:

Jennifer Goldstone
1819 W. Grand
Chicago, IL 60622

Send Subsequent Tax Bills to:

PK Development Group LLC
1819 W. Grand Suite 203
Chicago, IL 60622



This Instrument Was Prepared by: **McCormick Braun Friman, LLC**
Whose Address Is: **217 N. Jefferson, 1st floor, Chicago, IL 60661**

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

SCHEDULE A (CONTINUED)

ORDER NO.: 1401 SA3668525 F1

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1:

THE EAST 18.81 FEET OF THE WEST 42.71 FEET OF LOT 4 IN WELLINGTON PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 17, 1999 AS DOCUMENT 09079864, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS, EASEMENTS AND PART WALL RIGHTS FOR WELLINGTON PARK HOMEOWNERS ASSOCIATION RECORDED DECEMBER 11, 2000 AS DOCUMENT 09970524.

Property of Cook County Clerk's Office