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First American Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
Individual**



Doc#: 0709440062 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/04/2007 10:43 AM Pg: 1 of 3

**FIRST AMERICAN TITLE
ORDER # 2507375
1/2**

THE GRANTOR(S) William C. Weaver, married to Gladys Weaver, of the City of Louisville, County of Jefferson, State of KY for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Melissa Hixon, of 3724 N. Pine Grove, Chicago, IL 60613 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, Public and utility easements and roads and highways

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

This is non-homestead property
Permanent Real Estate Index Number(s): 14-16-301-041-1553
Address(es) of Real Estate: 4250 N. Marine Dr. #1725, , Chicago, IL 60613

Dated this 23rd day of March, 2007



William C. Weaver

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT William C. Weaver, married to Gladys Weaver, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 23rd day of March, 2007.



Kimberly M Saylor (Notary Public)

Prepared by:
Dennis W. Thorn
180 N. Michigan Ave. #2105
Chicago, IL 60601

Mail to:
Ross C. Heim
1014 Cumberland Ct.
Vernon Hills, IL 60061-1309

Name and Address of Taxpayer:
Melissa Hixon
4250 N. Marine Dr. #1725
Chicago, IL 60613

COUNTY TAX
REVENUE STAMP
COOK COUNTY
REAL ESTATE TRANSACTION TAX
APR. -2.07
0000040515

REAL ESTATE TRANSFER TAX
00058.00
FP 103028

STATE TAX
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
APR. -2.07
0000040317

REAL ESTATE TRANSFER TAX
00116.00
FP 103027

CITY OF CHICAGO
CITY TAX
APR. -2.07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
7270100000

REAL ESTATE TRANSFER TAX
00870.00
FP 102812

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Legal Description:

UNIT NO. 1725 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THAT PART OF LOT 25 AND ACCRETIONS THERETO LYING WEST OF THE WEST LINE OF LINCOLN PARK AS FIXED AND ESTABLISHED BY DECREE IN CASE 274470 CIRCUIT COURT OF COOK COUNTY, ILLINOIS (PLAT THEREOF RECORDED OCTOBER 11, 1906 AS DOCUMENT 3937332), IN C.U. GORDON'S ADDITION TO CHICAGO, BEING A SUBDIVISION OF LOTS 5, 6, 23 AND 24 AND VACATED STREET LYING BETWEEN SAID LOTS IN SCHOOL TRUSTEES SUBDIVISION OF FRACTIONAL SECTION 16, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO THAT PART OF LOT 7 AND ACCRETIONS THERETO LYING WEST OF THE WEST LINE OF LINCOLN PARK AS FIXED AND ESTABLISHED BY DECREE IN CASE 274470, CIRCUIT COURT OF COOK COUNTY, ILLINOIS, (PLAT THEREOF RECORDED OCTOBER 11, 1906 AS DOCUMENT 3937332) IN SCHOOL TRUSTEE SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR THE IMPERIAL TOWERS CONDOMINIUM ASSOCIATION MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 1, 1977 AND KNOWN AS TRUST NO. 41300 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 24165981 AND AS AMENDED BY DOCUMENT NO. 24199625 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

County of Cook County Clerk's Office