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WARRANTY DEED



Doc#: 0710926145 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/19/2007 12:29 PM Pg: 1 of 3

TICOR TITLE 4002656

The above space for recorder's use only

THE GRANTOR, Rogers Park Chase, LLC of the City of Chicago, Illinois, an Illinois limited liability company, for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS to Timothy Crowley, a single man, of Chicago, Illinois, the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 3-C IN THE 1600 W. CHASE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 20 IN BLOCK 4 IN F.H. DOLAND'S SUBDIVISION OF THE EAST 414.5 FEET OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AND THE WEST 175 FEET OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, LYING SOUTH OF THE CHICAGO, EVANSTON AND LAKE SUPERIOR RAILROAD AND THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0535539023; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE ~ , A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "D" TO THE AFORESAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS.

BOX 15

390
C.F.

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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 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.

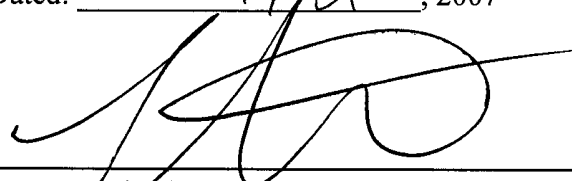
THE TENANT OF THIS UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

SUBJECT TO: general real estate taxes not due and payable at the time of closing; covenants, conditions and restrictions of record; building lines and easements if any.


Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, 735 ILCS 5/12-901, *et seq.*

PERMANENT INDEX NO.: 11-30-422-033-1011


ADDRESS OF PROPERTY: 1600 W. Chase Ave., Unit 3-C, Chicago, Illinois 60626

Dated: 4/12, 2007



Rogers Park Chase, LLC

CITY OF CHICAGO
CITY TAX

 APR. 19.07
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 # 0000038600

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 01207.50 |
| FP 102803 |

STATE OF ILLINOIS
STATE TAX

 APR. 19.07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 # 0000038619

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00161.00 |
| FP 102809 |

COOK COUNTY
COUNTY TAX
 REAL ESTATE TRANSACTION TAX

 APR. 19.07
 REVENUE STAMP
 # 0000038490

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00060.50 |
| FP 326707 |

