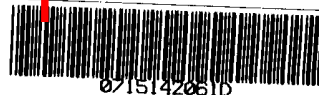


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Doc#: 0715142061 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/31/2007 10:16 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

Property of Cook County Clerk's Office

THE GRANTOR, Fresh Start Forms, LLC, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said company, **CONVEY(S)** and **WARRANT(S)** to Rodell Dawson, Unmarried, in Fee simple, **(GRANTEE'S ADDRESS)** 1522 N. Linder, Chicago, Illinois 60651 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, any confirmed special tax or assessment, general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2007.

Grantor also hereby grants to Grantees, their 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.

Permanent Real Estate Index Number(s): 16-13-115-040-0000
Address(es) of Real Estate: 210 S. Sacramento, Unit 3, Chicago, Illinois 60612

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, this 18th day of May, 2007.

Fresh Start Forms, LLC

By Edward Sanchez
Edward Sanchez
Manager

1/2

410

SA 3678069

OBANLEY

077

3R

Box 334

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Edward Sanchez, personally known to me to be the Manager of the Fresh Start Forms, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Edward Sanchez he signed and delivered the said instrument and caused the seal of said company to be affixed thereto, pursuant to authority given by the Board of Managers of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of May, 2007.



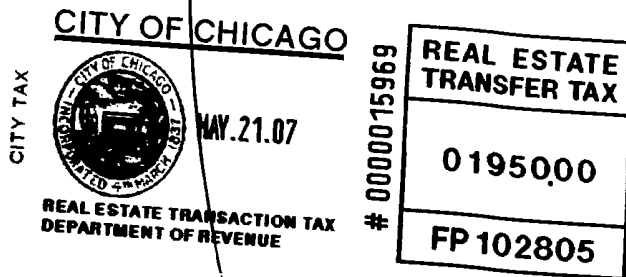
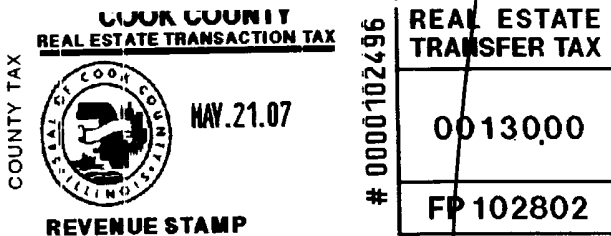
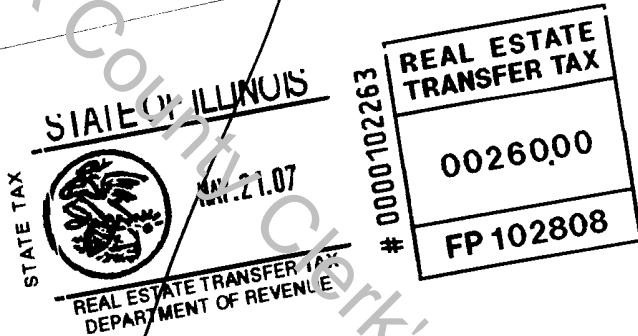
[Handwritten Signature]

(Notary Public)

Prepared By: Charles E. Glanzer
1318 W. Huron Street
Chicago, Illinois 60622

Mail To:
Ivan Puljic
10 S. LaSalle Street, SUITE 3500
Chicago, Illinois 60603

Name & Address of Taxpayer:
Rodell Dawson
210 S. Sacramento, Unit 3
Chicago, Illinois 60612



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EXHIBIT 'A'

Legal Description

PARCEL 1:

UNIT 3 IN THE 210 S. SACRAMENTO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 40 IN FRANCIS B. LITTLE'S RESUBDIVISION OF BLOCK 1 OF DERBY AND WALLACE SUBDIVISION OF THAT PART SOUTH OF BARRY POINT ROAD OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0709416024 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3 AND STORAGE SPACE S-1, LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0709416024.

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