

UNOFFICIAL COPY

Doc#: 0715726080 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/06/2007 11:43 AM Pg: 1 of 3

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

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Above Space for Recorder's use only

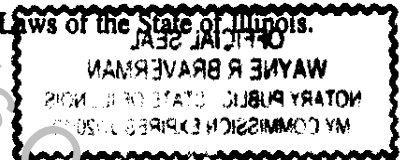
THE GRANTORS, JASON EBERHARDT and KENDRA THEIS, husband and wife
of the City of Chicago County of Cook State of Illinois for and
in consideration of Ten Dollars and no/cents (\$10.00) DOLLARS, and other good
and valuable considerations _____ in hand paid,

CONVEY _____ and WARRANT _____ to
MARGARET A. BASTEN
4715 North Magnolia Avenue, Unit 2
Chicago, Illinois 60640 (Name and Address of Grantee)

FIRST AMERICAN
File # 1025
1625718

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
See attached legal description.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO: covenants, conditions, and restrictions of record,



Document No.(s) _____;
_____ and to General Taxes for _____ and subsequent years.

Permanent Real Estate Index Number(s): 17-15-308-029-1204 and 17-15-308-029-1430

Address(es) of Real Estate: 1101 South State Street, Unit 2304, Chicago, Illinois

Dated this 26th day of April, 2007

PLEASE
PRINT OR
TYPE NAME(S)
BELOW
SIGNATURE(S)

Jason Eberhardt (SEAL) Kendra Theis (SEAL)
JASON EBERHARDT KENDRA THEIS

_____ (SEAL) _____ (SEAL)

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Warranty Deed

Individual to Individual

LEGAL FORMS

STATE TAX

STATE OF ILLINOIS



JUN. -1.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00430.00
FP 103027

0000042532

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. -1.07

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00215.00
FP 103028

0000042730

REAL ESTATE TRANSFER TAX
03225.00
FP 102812

0000042033

CITY OF CHICAGO

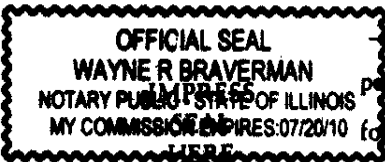
JUN. -1.07



REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jason Eberhardt and Kendra Thomas



personally known to me to be the same person s whose name s subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t hey 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 26th day of April 2007
Commission expires 07/20 2010
Wayne R. Braverman
NOTARY PUBLIC

This instrument was prepared by Wayne R. Braverman, 200 N. LaSalle, Suite 2300,
(Name and Address) Chicago, IL 60601

MAIL TO: {
Ms. Julianne N. Walsh
(Name)
1820 N. Honore Street
(Address)
Chicago, IL 60622
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Ms. Margaret A. Basten
(Name)
1101 S. State St., Unit 2304
(Address)
Chicago, IL 60605
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

UNOFFICIAL COPY**- LEGAL DESCRIPTION -****1101 SOUTH STATE STREET, UNIT H-2304, P-214**
CHICAGO, ILLINOIS 60605

UNIT H-2304 AND PARKING SPACE P-214 IN THE STATE PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

SUBLOTS 1 AND 2 OF LOT 2, SUBLOTS 1 AND 2 OF LOT 3, SUBLOTS 1 AND 2 OF LOT 6, SUBLOTS 1 AND 2 OF LOT 7 AND SUBLOTS 1 AND 2 OF LOT 10, ALL IN BLOCK 22 IN CANAL TRUSTEES' SUBDIVISION OF FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 1, 1848 AS DOCUMENT NUMBER 20751 AND RE-RECORDED SEPTEMBER 24, 1877 AS DOCUMENT NUMBER 151610 (EXCEPT THE WEST 27 FEET OF SAID SUBLOTS TAKEN FOR WIDENING STATE STREET); AND ALSO, LOTS 1, 2, 3, 4, 5, 6, 7, AND 8 IN JACKSON'S SUBDIVISION OF LOTS 11 AND 14 IN BLOCK 22, IN FRACTIONAL SECTION 15 ADDITION TO CHICAGO, ACCORDING TO THE PLAT THEREOF FILED FOR RECORD MAY 5, 1877 AS DOCUMENT NUMBER 133390 (EXCEPT THE WEST 27 FEET OF SAID LOTS 1 THROUGH 7 TAKEN FOR WIDENING STATE STREET), ALL IN SECTION 15, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF VACATED SOUTH STATE STREET LYING WEST OF THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7, AND 10 IN BLOCK 22 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, AND LYING WEST OF LOTS 1 THROUGH 7 BOTH INCLUSIVE, IN JACKSON'S SUBDIVISION, AFORESAID, AND LYING EAST OF A LINE 1.50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE WEST 27.0 FEET OF LOTS 2, 3, 6, 7, AND 10 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, AS EXTENDED SOUTHERLY TO THE NORTH LINE OF E. ROOSEVELT ROAD, LYING SOUTHERLY OF THE SOUTH LINE OF E. 11TH STREET, AND NORTH OF THE NORTH LINE OF E. ROOSEVELT ROAD, PURSUANT TO THAT CERTAIN VACATION ORDINANCE RECORDED AUGUST 29, 2003 AS DOCUMENT NUMBER 0324119133.

WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 9, 2004 AS DOCUMENT NUMBER 0434410057, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL B:

EASEMENTS FOR THE BENEFIT OF PARCEL A AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 9, 2004 AS DOCUMENT NUMBER 0434410056 MADE BY STATE STREET ASSOCIATES, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS DECLARANT, FOR INGRESS AND EGRESS, STRUCTURAL SUPPORT, MAINTENANCE, ENCROACHMENTS AND USE OF COMMON WALLS, CEILINGS AND FLOORS OVER AND ACROSS THE RETAIL PROPERTY AS MORE FULLY DESCRIBED THEREIN AND ACCORDING TO THE TERMS SET FORTH THEREIN.

Subject only to the following, if any: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year 2007 and subsequent years; the mortgage or deed referred to in Paragraph C of the General Provisions of the Contract and/or Rider 7, if applicable.