

UNOFFICIAL COPY

1 of 3

PREPARED BY:

Nicholas A. Hardgrove
3451 N. Leavitt St., First Floor
Chicago, IL 60618



Doc#: 0717005247 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/19/2007 02:30 PM Pg: 1 of 2

MAIL TAX BILL TO:

Jennifer Razor
1039 W. Grace, Unit 2
Chicago, IL 60613

MAIL RECORDED DEED TO:

Jennifer Razor
1039 W. Grace, Unit 2
Chicago, IL 60613

WARRANTY DEED

Statutory (Illinois)

THE GRANTORS, **BALLYGAWLEY PROPERTIES, LLC**, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to **JENNIFER M. RAZOR**, a ^{single} woman, of 1001 L St., NW #203, Washington, DC 20001, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

PARCEL 1:

UNIT NO. 2 IN THE 1039 WEST GRACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE.

LOT 8 IN BLOCK 3 IN BUCKINGHAM'S 2ND ADDITION TO LAKEVIEW A SUBDIVISION OF ALL OF BLOCK 1 AND PARTS OF BLOCKS 10 AND 12 (EXCEPT RAILROAD) OF LAFLIN, SMITH AND DYER'S SUBDIVISION OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED May 29, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. _____, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2, S-2 AND THE REAR PORCH, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE PLAT OF SURVEY ATTACHED TO THE DECLARATION, AFORESAID, RECORDED AS DOCUMENT NO. _____, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT 2, AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND/OR ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Permanent Index Number(s): 14-20-218-007-0000

Property Address: 1039 W. Grace, Unit 2, Chicago, IL 60613

Grantor also hereby grants to the Grantee, its successors and assigns, such 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, 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.

070282/00029
Attorneys' Title Guaranty Fund, Inc
1 S Wacker Dr., STE 2400
Chicago, IL 60606-4650
Attn: Search Department

0715015058
0715015058

2c

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Warranty Deed - Continued

This deed is also 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.

Subject, however, to the general taxes for the year of 2006 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

Dated this 4th day of June, 2007.

BALLYGAWLEY PROPERTIES, LLC:

ATTEST:



Nicholas A. Hardgrove, Member/Manager




Kathleen M. Huyck, Member/Manager

State of Illinois)
County of Cook) ss:


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Nicholas A. Hardgrove and Kathleen M. Huyck, personally known to me to be Members of BALLYGAWLEY PROPERTIES, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Members they signed and delivered the said instrument, pursuant to authority given by the Members of said company, as their free and voluntary act, and for the free and voluntary act of said company for the uses and purposes therein set forth.

SUBSCRIBED AND SWORN TO before me.
this 4th day of June, 2007

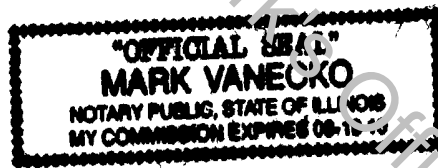



Notary Public

My Commission expires:


STATE TAX	
	JUN. 14. 07
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

# 0000018754	REAL ESTATE TRANSFER TAX
	0049900
	FP326652




COUNTY TAX	
	JUN. 14. 07
COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP	


# 0000033742	REAL ESTATE TRANSFER TAX
	0024950
	FP326665

CITY TAX	
	JUN. 14. 07
CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	


# 0000029308	REAL ESTATE TRANSFER TAX
	01000.00
	FP326650

CITY TAX	
	JUN. 14. 07
CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

# 0000029309	REAL ESTATE TRANSFER TAX
	01000.00
	FP326650

CITY TAX	
	JUN. 14. 07
CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

# 0000029310	REAL ESTATE TRANSFER TAX
	01000.00
	FP326650

CITY TAX	
	JUN. 14. 07
CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	

# 0000029311	REAL ESTATE TRANSFER TAX
	00742.50
	FP326650