WARRANTY DEED Statutory (ILLINOIS)(General)





0717226004 Fee: \$50.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds

Date: 06/21/2007 09:13 AM Pg: 1 of 3

The Grantor, 1428 Walton Inc., an Illinois Corporation, of 1418 W. Grand Avenue, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, in hand paid, CONVEYS and WARRANTS to: an unmaral woman, as Judividual as

Nicole J. Hoida, a single woman, of 601 W. Demming, #303, of the City of Chicago, County of Cook, State of Illinois.

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (see reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence; (a) general real estate taxes not due and payable at the time of closing; (b) building lines and easemen's, if any, so long as it does not interfere with the current use and enjoyment of the property.

Permanent Index Number (PIN): 17-05-315-031-0000

Address(es) or Real Estate: 1428 W. Walton Street, Unit GN, Chicago, III nois 60622

DATED this 21s day of May, 2007.

1428 WALTON INC., an Illino's Corporation

By:

Edward Neri, Its President

State of Illinois

SS.

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward Neri, personally known to me to be the President of 1428 Walton Inc., an Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

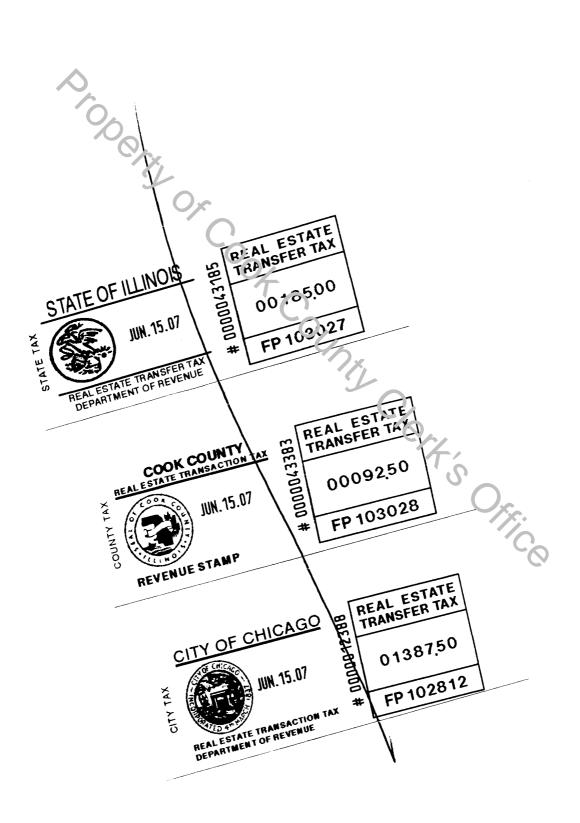
Given under my hand and official seal, this 21st day of May, 2007.

'OFFICIAL SEAL Commissing MINIOST, DUMBRYS NOTARY PUBLIC STATE OF ILLINOIS My Commission Expires 10/24/2007

as prepared by Alexander R. Domanskis, Boodell & Domanskis, LLC 205 N. Michigan, Suite 4307, Chicago, IL 60601

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Legal Description

of the premises commonly known as: 1428 W. Walton Street, Unit GN, Chicago, Illinois 60622

Legal Description:

PARCEL 1:

Unit GN, in 1428 West Walton Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 5 in County Clerk's Division of part of the north half of Block 22, in Canal Trustee's Subdivision in the west half of Section 5, Township 39 North, Range 14, east of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership recorded February 15, 2007 as document 0704615151, as a nended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTEMENT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION RIGHTS AND EASEMENTS APPURIEMENT TO THE SUBJECT UNIT DESCRIBED TEACH, THE RIGHTS AND EASEMENTS FOR THE SENEFIT OF SAID UNIT 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. 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.

Mail To:

Send Tax Bills To:

Mail To:

Michael Collins Law Offices of Michael Collins 8 S. Michigan Avenue, Suite 1414 Chicago, IL 60603_

Send Tax Bills To

Nicole J. Hoida 1428 W. Walton Street Unit GN Chicago, IL 60622