

UNOFFICIAL COPY



Doc#: 0720642076 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/25/2007 10:22 AM Pg: 1 of 2

**WARRANTY DEED
Statutory
(ILLINOIS)**

THE GRANTOR (NAME AND ADDRESS)

Grand Ave. Developers, L.L.C.
An Illinois Limited Liability Company
3118 North Lincoln Avenue
Chicago, Illinois 60657

of the City of Chicago County
of Cook, State of Illinois

for and in consideration of TEN (10.00) DOLLARS,
in hand paid, CONVEY and WARRANT to
Beth M. Kilcran
222 South Racine, Unit #507
Chicago, Illinois 60607

(NAMES AND ADDRESS OF GRANTEES)

Individually in 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. TO HAVE AND TO HOLD said premises Individually Forever.

SUBJECT TO: General Taxes for 2006-2nd Installment and subsequent years and covenants, conditions and restrictions of record and public and utility easements.

Permanent Index Number (PIN): 17-09-104-004-0000; 17-09-104-005-0000 and 17-09-104-006-0000.

Address(es) of Real Estate: 711 West Grand Avenue, Unit #403 and P-2, Chicago, Illinois 60610.

DATED this 11th day of July 2007.

PLEASE PRINT OR

Grand Ave. Developers, L.L.C.

(SEAL) (SEAL)

TYPE NAME(S)

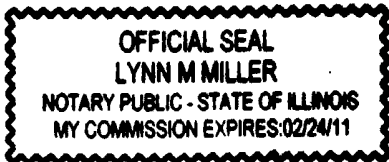
By: Reid F. Johnson, Managing Member

BELOW

SIGNATURE(S)

(SEAL) (SEAL)

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 Reid F. Johnson, Managing Member is personally known to me to be the same person(s) whose name(s) 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.

IMPRESS SEAL HERE

Given under my hand and official seal, this 11th day of July 2007
Commission expires 2/24 2011

NOTARY PUBLIC

This instrument was prepared by Jonathan P. Sherry, 150 North Wacker Drive, Suite 2020, Chicago, Illinois 60606

(NAME AND ADDRESS)

838 7722 10/2 new luo mo cler GT

Box 334

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Legal Description.

of the premises commonly known as 711 West Grand Avenue, Unit #403 and P-2, Chicago, Illinois 60610.


PARCEL 1:

UNIT 403 AND P-2 IN THE EDISON GRAND CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 39, 40, 41, 42 AND 43 IN OGDEN AND OTHERS' SUBDIVISION OF LOTS 1, 2 AND 3 AND PART OF LOTS 4, 9, 10 AND 11 IN BLOCK 74 WITH SUBLOTS 25 AND 26 OF DILLION'S SUBDIVISION OF PART OF SAID BLOCK 74 IN RUSSELL, MATHER AND ROBERT'S ADDITION TO CHICAGO IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THE COMMERCIAL SPACE AS DESCRIBED AND DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION) WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0716515082, 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 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.

STATE TAX

STATE OF ILLINOIS



JUL. 19.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000103647

REAL ESTATE TRANSFER TAX
0039300
FP 102808

CITY TAX

CITY OF CHICAGO



JUL. 19.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000017066

REAL ESTATE TRANSFER TAX
02947.50
FP 102805

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUL. 19.07

REVENUE STAMP

0000103881

REAL ESTATE TRANSFER TAX
0019650
FP 102802

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

William Harrison
(Name)

1 W. Dundee #201
(Address)

Buffalo Grove, IL 60089
(City, State and Zip)

B. M. KILKARAN
(Name)

711 W. GRAND #403
(Address)

CHICAGO, IL 60610
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____