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Chicago Title Insurance Company

WARRANTY DEED ILLINOIS STATUTORY



0721957064

Doc#: 0721957064 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/07/2007 10:01 AM Pg: 1 of 3

4382553 (1/2)

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THE GRANTOR(S), SBR Investments, LLC - 1425-31 W. Elmdale, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Chris James (GRANTEE'S ADDRESS) 847 W Bradley, #1F, Chicago, Illinois 60613 of the County of Cook, all interest in 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; 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), the general real estate taxes not due and payable at the time of Closing; the Declaration, including all amendments and exhibits thereto and bylaws; applicable zoning and building laws, building and building line restrictions, and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; streets and highways, if any; private, public and utility easements, if any, whether recorded or unrecorded; covenants, conditions, restrictions, easements, permits and agreements of record; liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; stock objections contained in policies of title insurance; unconfirmed special taxes or assessments; general taxes for the year 2006 and subsequent years; existing unrecorded leases and all rights thereunder of the Lessees and of any person or party claiming any, through or under the Lessees; Encroachment of the iron gates located mainly on the southerly portion of the land onto the properties east and west and adjoining by undisclosed amounts as shown on Plat of Survey Number 03289 prepared by Certified Survey, Inc. dated March 25, 2003.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-05-301-003-0000 (underlying)
Address(es) of Real Estate: 1431 W Elmdale Ave, Unit #1B, Chicago, Illinois 60660

Dated this 31st day of July, 2007

SBR Investments, LLC - 1425-31 W. Elmdale, an Illinois Limited Liability Company

By: David Ammann
SBR Investments, LLC - 1425-31 W. Elmdale, an Illinois Limited Liability Company
David Ammann, as Agent

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT SBR Investments, LLC - 1425-31 W. Elmdale, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 31st day of July, 2007



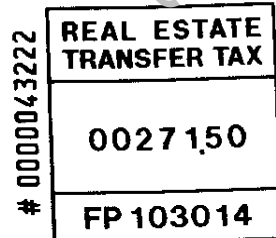
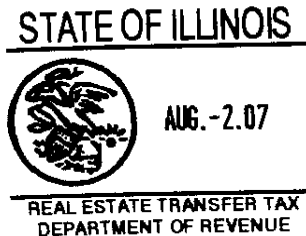
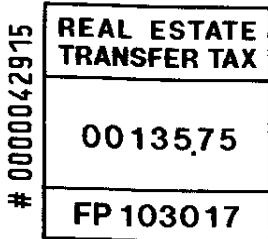
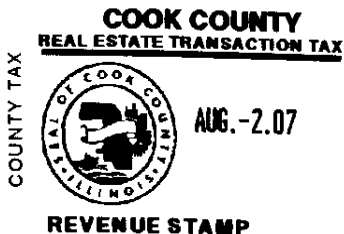
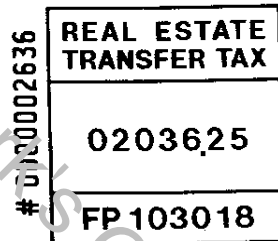
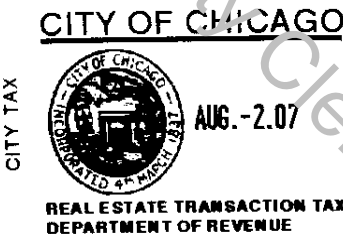
Michele L Oatsvall (Notary Public)



Prepared By: Jeffrey Sanchez
55 West Monroe St, Ste 3950
Chicago, Illinois 60603

Mail To:
Elizabeth Jurkacek, P.C.
180 N Michigan Ave, Ste 340
Chicago, Illinois 60601

Name & Address of Taxpayer:
Chris James
1431 W Elmdale Ave, Unit #1B
Chicago, Illinois 60660



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EXHIBIT 'A'

Legal Description

UNIT 1431-1B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ELMDALE AVENUE CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0711716078, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit 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 land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

Property of Cook County Clerk's Office