

UNOFFICIAL COPY

1070



WARRANTY DEED STATUTORY (ILLINOIS)

Doc#: 0730211031 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/29/2007 10:00 AM Pg: 1 of 2

67060800157

THE GRANTOR, 6147-49 HOYNE INVESTMENT, LP, an Illinois Limited Partnership, for the consideration of Ten (\$10.00) DOLLARS, in hand paid, and other good and valuable consideration, CONVEYS and WARRANTS to GERALD E. LEMMER, of Chicago, Illinois, all interest in the following-described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

x unrecorded
SEE ATTACHED EXHIBIT A.

Subject to: general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, Condominium Property Act of Illinois, and the Declaration of Condominium Ownership.

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, forever.

DATED this 12th day of October, 2007.

6147-49 HOYNE INVESTMENT, LP

BY PARSAN INVESTMENTS, LLC

By: Mansour Ghiasi
MANAGER and GENERAL PARTNER

Mo Riah
MO RIAHI, GENERAL PARTNER

I, the undersigned, a Notary Public, in Cook County, Illinois, DO HEREBY CERTIFY that MANSOUR GHIASI, Manager of 6147-49 HOYNE INVESTMENT, LP, and MO RIAHI, General Partner of 6147-49 HOYNE INVESTMENT, LP, 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 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 12th day of October, 2007.

Commission Expires 02/25/10
OFFICIAL SEAL
WAYNE S SHAPIRO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 02/25/10

Wayne S Shapiro
Notary Public

This instrument was prepared by Wayne S. Shapiro, 111 W. Washington Street, Suite 1028, Chicago, Illinois 60602.

MAIL TO:
Erik J. Thompson
19 S. LaSalle, Suite 302
Chicago, Illinois 60603

SEND SUBSEQUENT TAX BILLS TO:
Gerald E. Lemmer
2050 W. Hood, Unit 2A
Chicago, Illinois 60659

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LEGAL DESCRIPTION

UNIT 2050-2A IN THE HOOD@HOYNE CONDOMINIUMS, AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 27 AND 28 IN IRVING H. FLAMM AND OTHERS ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THAT PART OF THE SOUTH 60 RODS OF THE EAST 65-2/3 RODS OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER OF NORWOOD STREET (EXCEPT THE WEST 5 ACRES THEREOF AND EXCEPT THE EAST 4 ACRES THEREOF AND EXCEPT THAT PART OF SAID TRACT HERETOFORE DEDICATED FOR PUBLIC STREETS) IN COOK COUNTY, ILLINOIS,


WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM OWNERSHIP, RECORDED AUGUST 23, 2007 AS DOCUMENT NUMBER 0723503002, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, 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.

STATE TAX

STATE OF ILLINOIS



OCT. 26.07


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0080021336

REAL ESTATE TRANSFER TAX
00200.00
FP 326652

CITY TAX

CITY OF CHICAGO



OCT. 26.07


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000032478

REAL ESTATE TRANSFER TAX
01000.00
FP 326650

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 26.07


REVENUE STAMP

0000036282

REAL ESTATE TRANSFER TAX
00100.00
FP 326665

CITY TAX

CITY OF CHICAGO



OCT. 26.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000032479

REAL ESTATE TRANSFER TAX
00500.00
FP 326650