

# UNOFFICIAL COPY

## WARRANTY DEED STATUTORY (ILLINOIS)



Doc#: 0730605170 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/02/2007 03:40 PM Pg: 1 of 2

07306051700

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 DENNIS\*HINES, SR., a single person, of Chicago, Illinois, all interest in the following-described Real Estate situated in the County of Cook, in the State of Illinois, to wit: \*Michael

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 26<sup>th</sup> day of October, 2007.

6147-49 HOYNE INVESTMENT, LP

BY PARSAN INVESTMENTS, LLC

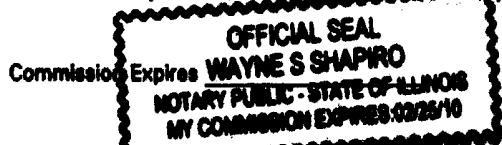
By: Mary Ghini  
MANAGER

MO RIAHI  
MO RIAHI, GENERAL PARTNER

Attorneys' Title Guaranty Fund, Inc.  
200 W. Madison St., 3100  
Chicago, IL 60601-4050  
Title Search Department

I, the undersigned, a Notary Public, in Cook County, Illinois, DO HEREBY CERTIFY that MANSOUR CHAMSI, Manager PARSAN INVESTMENT LLC and general partner 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 subscriber 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 26<sup>th</sup> day of October, 2007



Wayne S. Shapiro  
Notary Public

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

MAIL TO:  
Michael J. Mealer  
5133 N. Mason Ave.  
Chicago, Illinois 60630

SEND SUBSEQUENT TAX BILLS TO:  
Dennis Hines, Sr. D. Michael Hines, Sr.  
2048 W. Hood, Unit 1B  
Chicago, Illinois 60659

2 Hg

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## LEGAL DESCRIPTION

UNIT 2048-1B 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.

Property address: 2048 W Hood Ave 1-B Chicago, Illinois 60659

~~STATE TAX~~

~~STATE OF ILLINOIS~~

~~OCT. 31.07~~

~~REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE~~

~~# 0800021420~~

REAL ESTATE TRANSFER TAX
0017100
FP326652

CITY TAX

CITY OF CHICAGO

OCT. 31.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000032587

REAL ESTATE TRANSFER TAX
01000.00
FP326650

~~COUNTY TAX~~

~~COOK COUNTY~~

~~REAL ESTATE TRANSACTION TAX~~

~~OCT. 31.07~~

~~REVENUE STAMP~~

~~# 0000036366~~

REAL ESTATE TRANSFER TAX
00085.50
FP326665

CITY TAX

CITY OF CHICAGO

OCT. 31.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000032588

REAL ESTATE TRANSFER TAX
00282.50
FP326650