

# UNOFFICIAL COPY

## WARRANTY DEED STATUTORY (ILLINOIS)

1642  
6510080190C0

THE GRANTOR, <sup>Joint Tenancy</sup> 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 STEPHEN TAYLOR, 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:



Doc#: 0730633131 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/02/2007 02:57 PM Pg: 1 of 2

and <sup>Joseph D. Taylor as joint tenants</sup> SEE ATTACHED EXHIBIT A. <sup>as tenants in common</sup>

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.

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DATED this 4th day of October, 2007.

6147-49 HOYNE INVESTMENT, LP

BY PARSAN INVESTMENTS, LLC

By: Mansour Ghiasi  
MANAGER and GENERAL PARTNER Mansour Ghiasi

MO RIAHI  
MO RIAHI, GENERAL PARTNER

I, the undersigned, a Notary Public, in Cook County, Illinois, DO HEREBY CERTIFY that MANSOUR GHIASI, 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 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 4th 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:  
Mark E. Edison  
Edison & DeBartolo LLC  
One Tower Lane, Suite 1700  
Oakbrook Terrace, Illinois 60181

SEND SUBSEQUENT TAX BILLS TO:  
Stephen Taylor  
2050 W. Hood, Unit 4B  
Chicago, Illinois 60659

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

UNIT 2050-4B 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 2050 W. Hood Ave. 4B Chicago, Illinois 60659  
PIN# 14-06-120-002

STATE TAX  OCT. 30. 07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000821385	REAL ESTATE TRANSFER TAX
		0025800
		FP326652

CITY TAX  OCT. 30. 07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000032552	REAL ESTATE TRANSFER TAX
		0100000
		FP326650

COUNTY TAX  OCT. 30. 07 REVENUE STAMP	# 0000036332	REAL ESTATE TRANSFER TAX
		0012900
		FP326665

CITY TAX  OCT. 30. 07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000032553	REAL ESTATE TRANSFER TAX
		0093500
		FP326650