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WARRANTY DEED ILLINOIS

Doc#: 0734842009 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/14/2007 08:35 AM Pg: 1 of 3

THE GRANTORS:

2136 West Berwyn LLC,
1508 W. Cortez, #1

of the City of Chicago, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and any other good and valuable consideration, in hand pay, CONVEYS and WARRANTS to:

Arthur J. Rooney and Deborah E. Rooney
Husband and Wife
1139 W. Addison #1
Chicago, IL 60618

As Tenants by the Entirety, not as Tenants in Common nor as Joint Tenants, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

"See attached legal description"

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

SUBJECT TO: The following, if any: (a) general real estate taxes not due and payable at the time of Closing; ~~(b) the Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto;~~ (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record, if any; (g) leases and licenses affecting the Common Elements or Purchaser; (h) liens and other matters of title over which the title company, as hereinafter defined, is willing to insure without cost to Purchaser; (i) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of Closing; (j) applicable building and zoning laws, statutes, ordinances and restrictions; (k) roads and highways, if any; and (l) Purchaser's mortgage.

Permanent Index Number: 14-07-110-028-0000

Address of Real Estate: 2136 W. Berwyn Avenue, Chicago, Illinois 60625

Dated this 3rd day of DECEMBER, 2007

Kristen Kollias
2136 West Berwyn LLC, by Kristen Kollias

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
537826 \$5,587.50
12/04/2007 15:36 Batch 07250 81



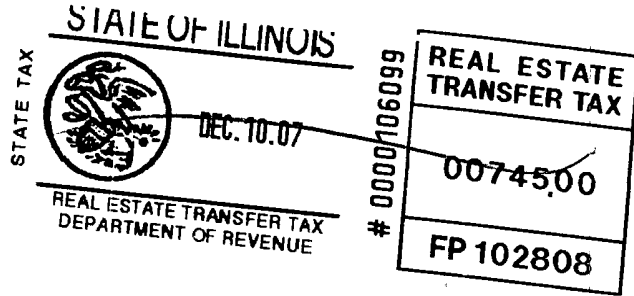
Box 334

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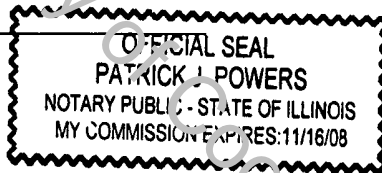
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT 2136 West Berwyn LLC, by Kristen Kollias, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 2nd day of NOV, 2007.

Notary Public



Commission Expires

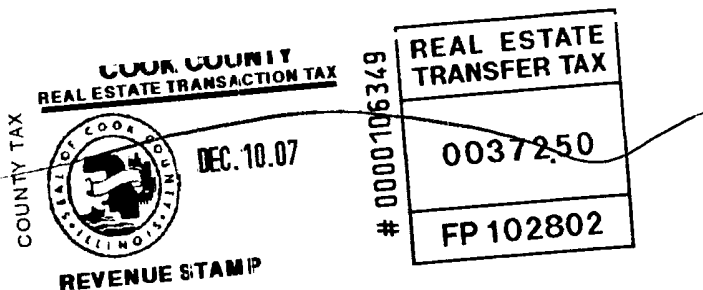
This instrument was prepared by: POWERS & OSEID, LTD.
19 S. LaSalle Street, Suite 902
Chicago, Illinois 60603

MAIL TO:

Enrique Lipezker
221 N. LaSalle, #2040
Chicago, Illinois 60601

MAIL SUBSEQUENT TAX BILLS TO:

Arthur J. and Deborah E. Rooney
2136 W. Berwyn Avenue
Chicago, Illinois 60625



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Property address: 2136 W. Berwyn Avenue, Chicago, Illinois 60625

Property index number: 14-07-110-028-0000

Legal description:

LOT 23 IN FORESTER AND RYAN'S ADDITION TO CHICAGO BEING A SUBDIVISION OF THE SOUTH 504.23 FEET OF THE WEST 1/2 OF THE NORTHWEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office