

UNOFFICIAL COPY

STEWART TITLE OF ILLINOIS
2 NORTH LASALLE #625
CHICAGO, ILLINOIS 60602
312-849-4243



Doc#: 0801505214 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/15/2008 03:41 PM Pg: 1 of 3

FILE NUMBER _____

538501
STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

WARRANTY DEED

LEGAL DESCRIPTION

UNIT 904 AND P-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE RESIDENCES AT HUDSON AND HURON CONDOMINIUMS, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0723215040 IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 39 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 ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE TENANT OF THE UNIT, IF ANY, EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT OR HAD NO RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT.

3hC

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THIS INSTRUMENT PREPARED BY:

JANET K. THOMAS
LAW OFFICE OF LLOYD GUSSIS
2536 NORTH LINCOLN
CHICAGO, IL 60614

538504 2/3

WARRANTY DEED

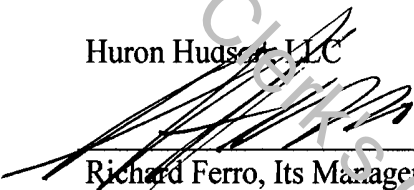
THE GRANTOR, Huron Hudson, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten (\$10.00) Dollars, in hand paid, CONVEYS AND WARRANTS unto Russell Sherry, an undivided 1/3 interest, Ralph Sherry, an undivided 1/3 interest, and James Ramelli, an undivided 1/3 interest, as tenants in common, the real estate commonly known as 451 W. Huron, Unit 904 and P-2, Chicago, Illinois, situated in the County of Cook, in the State of Illinois, being hereinafter legally described, 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.

ADDRESS: 451 W. Huron, Unit 904 and P-2, Chicago, Illinois

PTIN: 17-09-123-006-0000

DATED this 11 day of January, 2008

Huron Hudson, LLC



Richard Ferro, Its Manager (SEAL)

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State, DO HEREBY CERTIFY that Richard Ferro, Manager of Huron Hudson, LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

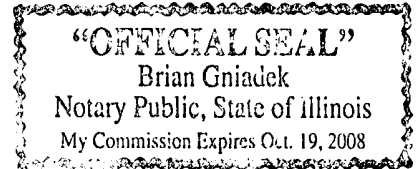
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GIVEN under my hand and notarial seal this 11 day of January, 2008.

Brian Gniadek

Notary Public

My commission expires: 10-19-08



MAIL DEED TO:

PHILIP K. GORDON
809 W. 35TH ST
CHICAGO, IL 60609

SEND TAX BILL TO:

RUSSELL SHERY
173 WILLOW BLVD
WILLOW SPRINGS, IL 60480



CITY OF CHICAGO

CITY TAX



JAN. 14. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000024839

REAL ESTATE
TRANSFER TAX

02077.50

FP 102807

STATE OF ILLINOIS

STATE TAX



JAN. 15. 08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002827

REAL ESTATE
TRANSFER TAX

00277.00

FP 102804

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**

COUNTY TAX



JAN. 15. 08

REVENUE STAMP

0000042992

REAL ESTATE
TRANSFER TAX

00138.50

FP 102810

Property of Cook County Clerk's Office