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Doc#: 0807142036 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 03/11/2008 09:22 AM Pg: 1 of 3

5A94050269 / all CLND

Property of Cook County Clerk's Office

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**WARRANTY DEED**

Box 334

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## WARRANTY DEED

This Indenture, made this  
**5th day of March, 2008,**  
 by and between, **1217 West  
 Nelson, LLC.,**

party of the first part,  
 and **Tom Sosnoff**

the second part,

WITNESSETH, that the party  
 of the first part, for and in consideration  
 of the sum of Ten 00/100 Dollars (10.00)

and good and valuable consideration in hand paid by the party of the  
 second part, the receipt whereof is hereby acknowledged, and pursuant  
 to authority of the President and Secretary thereof, by these presents  
 does REMISE, RELEASE, ALIEN, CONVEY and WARRANT unto the party of the  
 second part and to her heirs and assigns, FOREVER, all the following  
 described real estate, situated in the County of Cook and State of  
 Illinois unknown and described as follows, to wit:

### LEGAL DESCRIPTION:

**LOT 439 IN JOHN P. ALTGEL'S SUBDIVISION OF BLOCKS 1, 2, 3, 4, 7, AND  
 THE NORTH ¼ OF BLOCK 6 IN THE SUBDIVISION OF THAT PART LYING  
 NORTHEASTERLY OF THE CENTER LINE OF LINCOLN AVENUE, OF THE NORTH WEST ¼  
 OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL  
 MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Together with all and singular the hereditament and appurtenances  
 thereunto belonging, or in anyway appertaining, and the reversion and  
 reversions, remainder and remainders, rents, issues and profits  
 thereof, and all the estate, right, title, interest, claim or demand  
 whatsoever, of the party of the first part, either in law or in equity,  
 of, in and to the above described premises, against all persons  
 lawfully claiming, or to claim the same, by, through or under it, it  
 WILL WARRANT AND DEFEND, subject to:

- (a) General real estate taxes not yet due and for subsequent  
 years not yet due, including taxes which may accrue by reason of  
 new or additional improvements during the year of closing;
- (b) Easements, covenants, restrictions, agreements, conditions,  
 and building lines of record ~~and party wall rights;~~  
~~that do not underlie the premises.~~
- (c) Applicable Zoning and Building Laws and Ordinances;
- (d) ~~Roads and Highways, if any;~~
- (e) ~~Unrecorded public utility easements, if any;~~
- (f) Grantee's Mortgage, if any;
- (g) Plats of dedication and covenants thereof, if any;
- (h) Acts done or suffered by Grantee, or anyone claiming under  
 the Grantee.


Permanent Real Estate Index Number(s): **14-29-115-016-0000**

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Address of Real Estate: 1217 West Nelson, Chicago, Illinois 60657

IN WITNESS WHEREOF, the affiants have caused their signatures to be affixed hereto, this 5<sup>th</sup> day of March, 2008.

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000000312	REAL ESTATE TRANSFER TAX
	MAR.-7.08		0162000
	FP 102808		


*[Handwritten Signature]*  
 Thomas J. Arey, Manager  
 1217 West Nelson, LLC

*[Handwritten Signature]*  
 Ian G. Halpin, Manager  
 1217 West Nelson, LLC

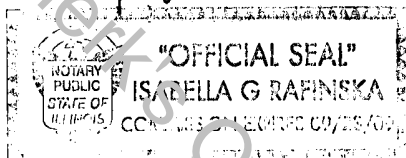
State of Illinois )  
 ) SS  
 County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas J. Arey and Ian G. Halpin personally known to me to be the Managers of 1217 West Nelson, LLC and 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 severally acknowledged that they signed and delivered the said instrument as 1217 West Nelson, LLC and caused the company mark to be affixed thereto, pursuant to authority, given to the Managers of said company as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 5<sup>th</sup> day of March, 2008

COUNTY TAX  REAL ESTATE TRANSACTION TAX REVENUE STAMP	COOK COUNTY	# 0000107501	REAL ESTATE TRANSFER TAX
	MAR.-7.08		0081000
	FP 102802		

*[Handwritten Signature]*  
 ISABELLA G. RAFINSKA  
 NOTARY PUBLIC




Send Subsequent Tax Bills to: Send Deed To:

Tom Sosnoff  
 Name  
1217 West Nelson  
 Address  
Chicago, Illinois 60657  
 City, State and Zip

Frank W. Jaffe  
 Name  
#1401 111 West Washington St  
 Address  
Chicago, Illinois 60602  
 City, State and Zip

Prepared by:  
 John D. Colbert  
 Attorney at Law  
 4000 North Lincoln Avenue  
 Suite 201  
 Chicago, Illinois 60618  
 773-435-0173

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 000001439	REAL ESTATE TRANSFER TAX
	MAR.-7.08		1215000
	FP 102805		