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STATE OF ILLINOIS
COUNTY OF COOK



Doc#: 0809435211 Fee: \$38.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/03/2008 01:13 PM Pg: 1 of 2

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR, 4960 N Western Avenue, LLC, an Illinois Limited Liability Company, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration to them in hand paid, CONVEY(S) and WARRANTS(S) unto Grant ~~X~~ Day and Tessa ~~X~~ Schneider, of the City of Chicago, Cook County Illinois, as Joint Tenants, with right of survivorship, and *not* as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

SUBJECT TO:

General Taxes for 2007 and subsequent years; installments or assessments, if any, not due at the date hereof, all easements of record, including public, private and utility easements; all declarations of covenants, conditions, restrictions, reservations and equitable servitudes of record; applicable zoning and building laws and ordinances; rights of the public, the municipality, government authorities, and adjoining and contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water retention basins located or serving the property and the declaration of condominium for the 4960 Western Condominium Association;

Grantor also hereby grants to the grantee its successor and assigns, all 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 successor and assigns, the rights and easements set forth in said declaration and easement agreement of the benefit of the remaining property described therein. The deed is subject to all rights, easements, conditions, restrictions and reservations contained in said declaration and easement agreement the same as though the provisions of said declaration and easement agreement were recited and stipulated at length herein;

TO HAVE AND HOLD said premises as above described forever.

Common Addr: 4960 N. Western Ave., UNIT 1N, Chicago, IL 60625; PIN's: 13-12-411-051-0000 and 13-12-411-050-0000 (parcel)

Dated this 28th day of March, 2008.

4960 N. Western Avenue, LLC:

By: Drimnaugh Construction, Inc., Manager

By:
Christopher McMahon, President

By: FHC Development and Contracting, LLC, Manager

By:
William Michael Callahan, Jr., Manager

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that William Michael Callahan, Jr. and Christopher McMahon, single person(s), personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth.

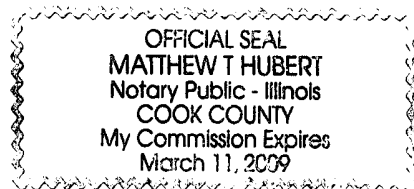
Given under my hand and official seal, this 27 day of March, 2008. (Notary Public)

Prepared by: Michael K. Franklin, Attorney At Law
2013 Mallard Dr., Northbrook, IL 60062

Mail to:

mail to: Robert D. Lattas, Esq.
2220 W. North Ave
Chicago, IL 60627

BN 334



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EXHIBIT "A" LEGAL DESCRIPTION

4960 North Western Ave, UNIT 1N (residential unit - fourth floor):

Parcel 1:

UNIT 1N in the 4960 WESTERN CONDOMINIUM CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

Lot 11 (except that part lying east of the line 50 feet west and parallel with a line drawn from the southeast corner of the northeast ¼ of section 12) and lot 12 (except part within east 50 foot section), in Peter Bartzen's subdivision of lot 22 in Bowanville, being a subdivision of the east ½ of the southeast ¼ of section 12, township 40 north, range 13, east of the third principal meridian, in Cook County, Illinois;


WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0801103023; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Parcel 2:

The exclusive right to the use of parking unit P-8, a limited common element, as delineated on the survey attached to the declaration aforesaid recorded as document number 0801103023

STATE OF ILLINOIS

STATE TAX



MAR. 31. 08


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000681

REAL ESTATE TRANSFER TAX
00350.00
FP 102808

COOK COUNTY

COUNTY TAX




MAR. 31. 08

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000107871

REAL ESTATE TRANSFER TAX
00175.00
FP 102802

CITY TAX



MAR. 31. 08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY OF CHICAGO

0000001789

REAL ESTATE TRANSFER TAX
02625.00
FP 102805