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Doc#: 0812235096 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/01/2008 02:16 PM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR, 907 MARGATE THC, LLC, an Illinois limited liability company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to Jason Smith, an unmarried man, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: general real estate taxes not due and payable as of the date hereof; the Condominium Property Act of the State of Illinois, the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; rights, if any, of persons providing private television or communication services; acts done or suffered to be done by Grantee or anyone claiming by, through or under Grantee; and any other matters which shall be insured over by the title insurer;

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

Permanent Real Estate Index Numbers Address of Real Estate
14-08-207-010-0000 5342 N. Winthrop, Unit G, Chicago, IL 60640

The 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 also 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. There are not tenants within the property and thus there is no right of first refusal in favor of any tenant.

Lot of 5342 N. Winthrop, #G Chicago IL
60640

311

Box 334

1042
UNP
1401
BRACHIN
C-77

Property of Cook County Clerk's Office

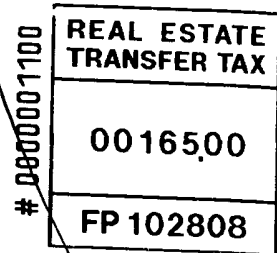
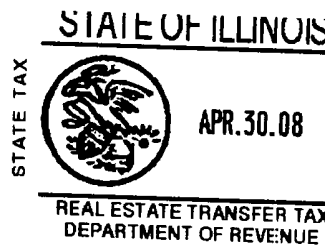
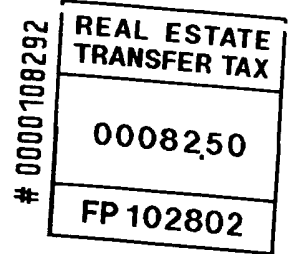
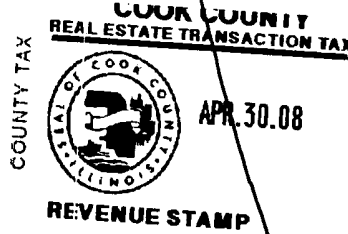
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Dated this 29th day of April, 2008.

907 Margate THC LLC, an Illinois limited liability company

By: 907 Margate, LLC, an Illinois limited liability company, Its Manager

By: Rob Walker
Rob Walker, Its Manager



STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Rob Walker, as Manager of 907 Margate, LLC which entity is the Manager of 907 Margate THC LLC (the "Company"), 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 he signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of April, 2008



Bernard F. Crotty
(Notary Public)

Send subsequent tax bills to:

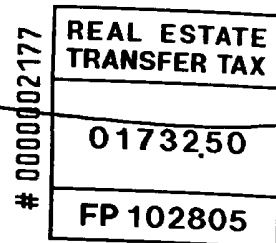
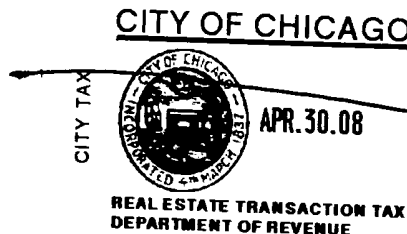
Jason Smith
5342 N. Winthrop, # G
Chicago, IL 60640

After recording send to:

George Chepov
5440 N. Cumberland Ave., #150
Chicago, IL 60656

This instrument was prepared by:

Bernard F. Crotty
Pittacora & Crotty LLC
9550 West Bormet Drive, Suite 205
Mokena, Illinois 60448



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STREET ADDRESS: 5342 NORTH WINTHROP AVENUE UNIT G

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 14-08-207-010-0000

LEGAL DESCRIPTION:

UNIT NUMBER 5342-G IN BERWYN STATION CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARTS OF LOTS 4 AND 5 IN BLOCK 9 IN JOHN LEWIS COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 23, 2007 AS DOCUMENT NUMBER 0714322087 AND AS AMENDED; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS
PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-18, A LIMITED COMMON ELEMENT AS DEFINED SET FORTH IN SAID DECLARATION AND SURVEY.

Property of Cook County Clerk's Office