# <u> JNOFFICIAL COF</u>

Daniel G. Lauer Daniel G. Lauer & Associates, P.C. 1424 W. Division Street Chicago, Illinois 60622

Doc#: 0816847052 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds

Date: 06/16/2008 10:54 AM Pg: 1 of 3

Property Address: 1411 N. Ashland

Chicago Illinois 60622

Property Index No. 17-05-107-016-0000

4388383(2/8

WARRANTY DEED

GRANTOR JAIME VILLASENOR, married, of the City of Wood Dale, and State of Illinois, for and in consideration of the sum of Ten Dollars and No Cents (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS and WARRANTS unto JL DEVELOPMENT, LLC, an Illinois limited liability company, with its principal address of 1457 N. Ashlar, 1 Avenue, Chicago, Illinois 60622, the certain real estate, situated in the County of Cook, in the State of Illinois, more fully described in Exhibit "A" attached hereto and made a part hereof.

SUBJECT TO general real estate taxes not yet due and payable; and title exceptions outlined in Schedule B, which is attached hereto.

GRANTOR hereby releases and wa ves all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said remises forever.

#### THIS IS NOT HOMESTEAD PROPERTY

Dated this 23rd day of May 2008

STATE OF ILLINOIS

**COUNTY OF COOK** 

OF CHICAGO



REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

**REAL ESTATE** TRANSFER TAX

0393750

FP 103018

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, de bareby certify that JAIME VILLASENOR, 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, sealed and delivered the said instrument as His free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 23rd day of May 2008

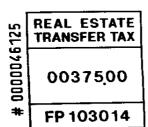
SS:

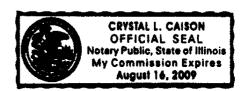
My commission expires

STATE OF ILLINOIS

JUN.12.08

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE





0816847052 Page: 2 of 3

### **UNOFFICIAL COPY**

EXHIBIT "A"

LEGAL DESCRIPTION OF 1411 NORTH ASHLAND CHICAGO, ILLINOIS 60622

Property Index Number: 17-05-107-016-0000

PARCEL 1:

LOT 80 IN BLOCK 6 IN CANAL TRUSTEES' SUBDIVISION IN THE WEST ½ OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 EAST O' THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART LYING WEST OF A LINE 50 FEET EAST OF AND PARAL LEL WITH THE WEST LINE OF SAID SECTION 5 CONVEYED TO THE CITY OF CHICAGO IN DEED DOCUMENT 107 13 78, IN COOK COUNTY, ILLINOIS.



REAL ESTATE TRANSFER TAX

00187.50

FP 103017

#### Prepared By:

Crystal L. Caison LIEGGI LAW OFFICES, LLC 300 West Superior, Suite 202 Chicago, Illinois 60610 Send Subsequent Tax Bills To:

JL Development, LLC 1457 N. Ashland Chicago, Illinois 60622

0816847052 Page: 3 of 3

## **UNOFFICIAL COPY**

#### EXHIBIT "A"

THERE WAS NO TENANT IN THE UNIT PRIOR TO THIS CONVEYANCE AND NO NOTICE WAS THEREFORE REQUIRED TO BE GIVEN UNDER ANY APPLICABLE RULE, LAW OR ORDIANCE.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND FACEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DIRD IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS TLOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH HEREIN.