

WARRANTY DEED

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GRANTOR(S):

GAR GROUP LLC,
a limited liability company created and existing under and by
virtue of the laws of the State of Illinois
and duly authorized to transact business
in the State of Illinois

Doc#: 0817534003 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/23/2008 08:13 AM Pg: 1 of 3

Currently Maintaining Office at:
7634 N. Olcott
Niles, IL 60714

AD 7-1571 E PC

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S)
and WARRANT(S) to:

Joseph P. DE JESSO

GR
A Single Man

the following described Real Estate situated in the State of Illinois, to wit:

UNDERLYING P.I.N.: 16-01-207-030-0000
16-01-207-039-0000
PROPERTY ADDRESS: 1504-1508 N. Western Ave, Unit 2N, Chicago, IL 60622
LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT "A"

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 EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

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

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING, APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

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Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

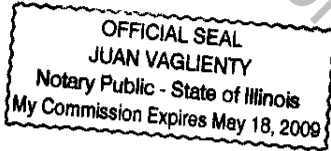
DATED this 16th day of June, 2008.

GAR GROUP, LLC

Grzegorz Rogala
by: Grzegorz Rogala
its: Manager

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Grzegorz Rogala, Manager of GAR GROUP, LLC, personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 16th day of June, 2008



Juan Vaglienty
Notary Public

Prepared by: WALDEMAR WYSZYNSKI, Attorney at Law, 2500 East Devon, Suite 250, Des Plaines, IL 60018

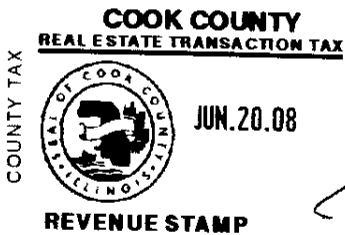
Return to:

DAVID L. KABAT
233 S. Wacker Dr. 23rd Floor
Chicago, IL 60606

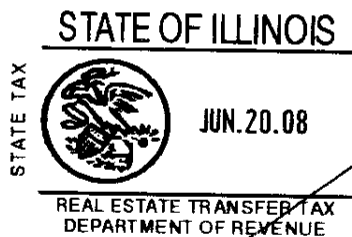
Send Subsequent Tax Bill To:

JOSEPH DE JESSO
1504 N. Western Ave #2N
Chicago, IL 60622

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
555156 \$3,612.00
06/20/2008 08:25 Batch 11860 23



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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0017200 |
| FP 103042 |



| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0034400 |
| FP 103037 |

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UNIT 2N IN THE 1504 N. WESTERN AVENUE CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 32 AND 33 (EXCEPT PART FALLING IN STREET), IN BLOCK 1 IN WINSLOW JACOBSON AND TALLMAN'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0814845001, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR HEREBY GRANTS AND ASSIGNS TO GRANTEE THE EXCLUSIVE USE OF PARKING SPACE G-2, AS A LIMITED COMMON ELEMENTS AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM.

PIN: 16-01-207-038-0000: & 16-01-207-039-0000:

Property Known As: 1504-08 N. Western Ave. Unit 2N
Chicago, Il 60622

Property of Cook County Clerk's Office