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Doc#: 0817647046 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/24/2008 02:11 PM Pg: 1 of 3

4390038 1/2

GIT (6/18)

4390038 *Ken*

WARRANTY DEED

THIS INDENTURE, Made this 17th day of June 2008, between **Clarence & Roosevelt LLC**, of 6823 West Roosevelt Road, Berwyn, IL 60402, party of the first part:

Deborah Morgan
4036 N. Mozart
Chicago, IL 60618

party of the second part, WITNESSETH, That the party of the first part, for and in consideration of the sum of **TEN AND NO/100 (\$10.00) DOLLARS** and other good and valuable considerations in hand paid, **conveys and warrants** to the party of the second part the following described Real Estate, to-wit:

LEGAL DESCRIPTION ATTACHED:

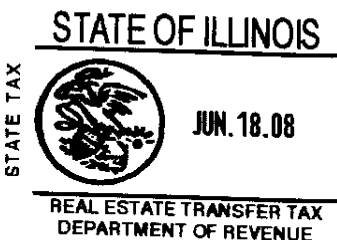
GRANTOR ALSO HEREBY GRANTS TO GRANTEE ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS AND BENEFIT OF SAID UNIT SET FORTH IN THE "DECLARATION OF PARTY WALL RIGHTS, COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CLARENCE SQUARE TOWNHOME ASSOCIATION" AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSOR AND OR 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 PROVISION OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Subject to: general taxes for the year 2007 and subsequent years, taxes or assessments for improvements not yet completed, building lines and building and liquor restrictions of record, zoning and building ordinances, roads and high ways, if any private, public and utility easements of record, if any; covenants conditions and restrictions of record.

PERMANENT REAL ESTATE INDEX NUMBER: **16-18-425-042-0000, 16-18-425-032-0000 and 16-18-425-033-0000** includes this and other properties.
ADDRESS OF REAL ESTATE: **1192 Clarence Avenue, Unit 18, Oak Park, Illinois 60304**

THIS IS NOT HOMESTEAD PROPERTY.



REAL ESTATE TRANSFER TAX
0046500
0000046195
FP 103014




REAL ESTATE TRANSFER TAX
0372000
0000010131
FP 102801

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IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.


 _____ [seal]
Clarence & Roosevelt LLC, manager Jonathan Shack

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK

I,  a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally **Clarence & Roosevelt LLC, manager Jonathan Shack** 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 she signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

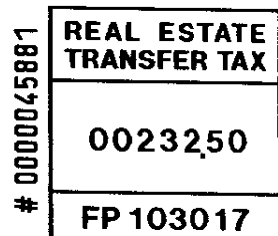
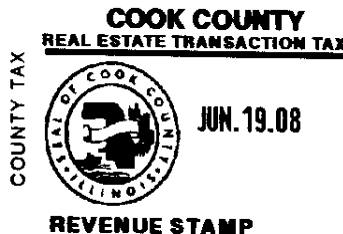
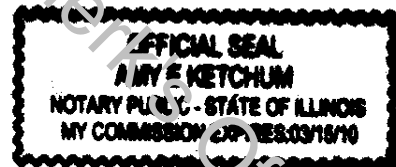
GIVEN under my hand and official seal this 13 day of June 2008.



 Notary Public
 Commission Expires: 3-15-2010

SEND SUBSEQUENT TAX BILLS TO:
 Deborah Morgan
 1192 Clarence, unit 18
 Oak Park, IL 60304

MAIL TO:
 Mr. Richard A. Steinberg
 Attorney at Law
 2102 N. Clark Street
 Chicago, IL 60614



THIS INSTRUMENT WAS PREPARED BY: Amy E. Ketchum, 524 South Kenilworth, Oak Park, Illinois 60304-1128, (708) 524-5096

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ORDER NO.: 1301 - 004390038
 ESCROW NO.: 1301 - 004390038

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~~STREET ADDRESS: 1192 CLARENCE AVENUE UNIT 18~~
~~CITY: OAK PARK ZIP CODE: 60304~~
~~TAX NUMBER: 16-18-425-032-0000~~

COUNTY: COOK

STREET ADDRESS: 1192 CLARENCE AVENUE, #18
 CITY: OAK PARK ZIP CODE:
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COUNTY: COOK

STREET ADDRESS: 1192 CLARENCE AVENUE, #18
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COUNTY: COOK

STREET ADDRESS: 1192 CLARENCE AVENUE, #18
 CITY: OAK PARK ZIP CODE:
 TAX NUMBER: 16-18-425-032-0000

COUNTY: COOK

LEGAL DESCRIPTION:

UNIT 18: THE EAST 35.50 FEET OF THE WEST 20 FEET OF LOTS 21 TO 28, TAKEN AS A TRACT, (EXCEPT THE NORTH 65.00) IN BLOCK 12 IN SWIGART'S SUBDIVISION OF LOT 5 AND THE WEST 33 FEET OF LOT 6 IN THE SUBDIVISION OF SECTION 18, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.