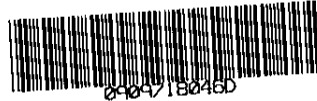


UNOFFICIAL COPY



Chicago Title Insurance Company
**WARRANTY DEED
ILLINOIS STATUTORY**



Doc#: 0909718046 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/07/2009 11:50 AM Pg: 1 of 3

SA 4530134
1052 West Armitage Ave Chicago IL 60614

THE GRANTOR(S), Shane A. Christensen and Victoria J. Christensen, f/k/a Victoria Jenner, husband and wife of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Breckenridge Holdings, L.L.C. (GRANTEE'S ADDRESS) 1052 West Armitage Avenue, Unit A, Chicago, Illinois 60614 of the County of Cook, 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 made a part hereof

SUBJECT TO: general taxes for the year 2008 (2nd installment) and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

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

Permanent Real Estate Index Number(s): 14-32-223-035-1021

Address(es) of Real Estate: 1052 West Armitage Avenue, Unit A, Chicago, Illinois 60614

Dated this 25th day of March, 2009

X [Signature]
Shane A. Christensen

X [Signature]
Victoria J. Christensen, f/k/a Victoria Jenner

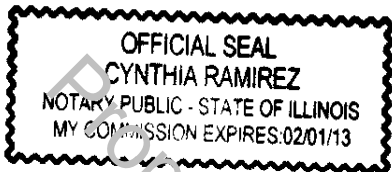
Box 334

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shane A. Christensen and Victoria J. Christensen, f/k/a Victoria Jenner personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 25th day of March, 2009



Cynthia Ramirez (Notary Public)


Prepared By: Michelle A. Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, Illinois 60614

Mail To:
Jeffrey S. Evens
ATTORNEY AT LAW
5701 North Ashland Avenue, Suite 305
Chicago, Illinois 60660

Name & Address of Taxpayer:
Breckenridge Holdings, L.L.C.
1052 West Armitage Avenue, Unit A
Chicago, Illinois 60614

CITY TAX

CITY OF CHICAGO



APR. - 3.09


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005224

REAL ESTATE TRANSFER TAX
0504000
FP 102805

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. - 3.09


REVENUE STAMP

0000002795

REAL ESTATE TRANSFER TAX
0024000
FP 102802

STATE TAX

STATE OF ILLINOIS



APR. - 3.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004972

REAL ESTATE TRANSFER TAX
0048000
FP 102808

UNOFFICIAL COPY

EXHIBIT 'A' Legal Description

UNIT NUMBER 1052-A, IN THE KENSINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10 TO 29 IN BLOCK 4 IN MORGAN'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 10 IN SHEFFIELD'S ADDITION TO CHICAGO, IN SECTION 32, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN COOK COUNTY, ILLINOIS AS DOCUMENT 25484942, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. 14-32-223 035-1021
1052 West Armitage Avenue, Unit B, Chicago, Illinois 60614

Property of Cook County Clerk's Office