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WARRANTY DEED ILLINOIS STATUTORY



Doc#: 0923854054 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/26/2009 02:02 PM Pg: 1 of 3

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

0907-37851

3

THE GRANTOR(S), Frederick T. Thies, unmarried, and Larry L. Capron, unmarried, as joint tenants, of the City of Dallas, County of Dallas, State of Texas, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Scott Hyatt,

(GRANTEE'S ADDRESS)

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 ATTACHED LEGAL DESCRIPTION

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
587040 \$2,467.50
08/20/2009 14:20 Batch 07431 166



SUBJECT TO: Real estate taxes for the years 2008, 2009 and subsequent years, conditions, restrictions, covenants of record and building lines and easements so long as they do not underlie the property or interfere with the Purchaser's use and enjoyment of the same.

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): 14-28-118-045-1034
Address(es) of Real Estate: 431 W. Oakdale, Unit 9C, Chicago, IL 60657

Dated this 25 day of JULY, 2009

X Frederick T. Thies
Frederick T. Thies

FREDERICK THIES

X Larry L. Capron
Larry L. Capron

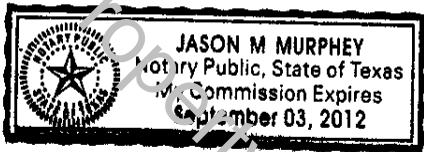
LARRY L CAPRON

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STATE OF TEXAS, COUNTY OF DALLAS SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Frederick T. Thies and Larry L. Capron, of the City of Dallas, County of Dallas, 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.

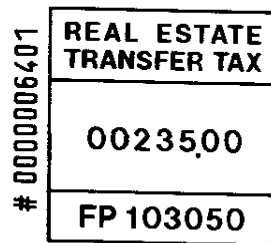
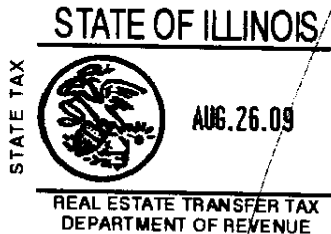
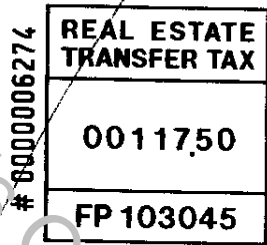
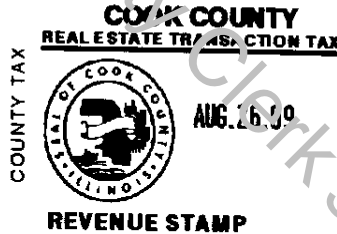
Given under my hand and official seal, this 25 day of July, 2009.



Jason M. Murphey
(Notary Public)

Prepared By: Craig Hurwitz
P.O. Box 3062
Barrington, IL 60011

Mail To:
Jennifer Goldstone
1819 W. Grand
Chicago IL 60622
Name & Address of Taxpayer:
Scott Hyatt
431 W. Oakdale, Unit 9C
Chicago, IL 60657



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A POLICY ISSUING AGENT OF
FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 0907-37851

SCHEDULE A (continued)

LEGAL DESCRIPTION

UNIT NO. 9C, OAKDALE TOWERS CONDOMINIUM AS DELINEATED ON THE SURVEY OF:

LOT 6 AND THE EAST 16 2/3 FEET OF LOT 7 IN BLOCK 2 IN GILBERT HUBBARD'S ADDITION TO CHICAGO IN THE SOUTH EAST ¼ OF THE NORTHWEST ¼ OF SECTION 28, 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 RECORDED AS DOCUMENT NO. 25371311 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND SET FORTH IN THE DECLARATION.

PERMANENT INDEX NUMBER: 14-28-118-045-1034

COMMONLY KNOWN AS 431 W. Oakdale Ave. #9C, Chicago, IL 60657