Doc#: 1012535019 Fee: \$66.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 05/05/2010 10:06 AM Pg: 1 of 4

609927

WARRANTY DEED

THE GRANTOR, 25th & Western Residential LLC, an Illinois Limited Liability Company, whose principal place of business is 10525 West Waveland, Franklin Park, IL 60131, party of the first part, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, does hereby REMISE, RELEASE, ALIEN, AND CONVEY to Savid L. Snipes, party of the second part, of COOK COUNTY, ILLINOIS the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION: ATTACHED HERETO AS EXHIBIT A

Permanent Real Estate Index Number: 17-30-119-045-1008 AND 17-30-119-045-1019

Address of Real Estate: 2453 South Western Avenue, Condo 2N, Chicago, Illinois 60608.

Hereby releasing and waivin(all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD SAID PREMISES FOREVER, subject to the following: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for the year 2007 and 2008 and subsequent years; the DECLARATION OF CONDOMINIUM RECORDED ON December 29, 2006 AND the provisions of the Illinois Condominium Property Act.

Grantor also hereby grants to the Grantee and to his successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein. This Deed is subject to all rights, easements, covenants, conditions, restrictions, and reservations, contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Grantor also hereby grants to the Grantee, together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim, or demand whatsoever, of the party of the first part, either in law or in equity, of, in, and to the above described premises, with the hereditaments and appurtenances TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its successors and assigns forever. The party of the first part, for itself and its successors does hereby covenant, promise and agree with the party of the second part, that it has not done or suffered to be done anything, and to warrant and defend any claim, whereby the said premises hereby granted are or may be in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by or through or under it.

STEWART TITLE COMPANY 2055 W. Army Trail Road, Suite 110 Addison, IL 60101 630-889-4000 C, 2

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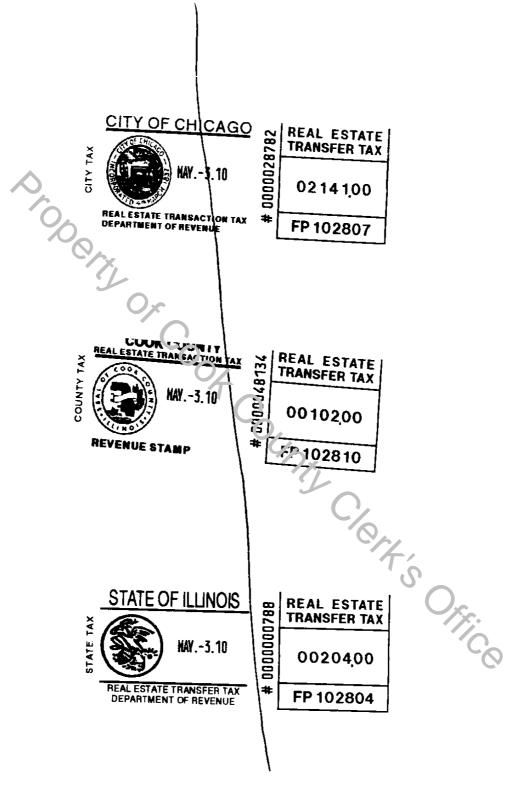
UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to
these presents by its, this day of April, 2010.
25 TH & WESTERN RESIDENTIAL LLC, an Illinois Limited Liability Company
By: 25th & Weets Desile Cla
Its: A com its Many
State of Illinois)) SS
County of Cook)
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that JAVIER D'ESCOTO personally known to me to be the Manager of 25 th & Western Residential LLC, ar Ulinois limited liability company, and 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 as such Manager, he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.
Given under my hand and official seal, thiኔ <u> </u>
What Vater are
OFFICIAL SEAL KRISTEN A. KRISTENSEN NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES JUL 17 2012
This Instrument was prepared by: Mail subsequent tax bills:
DAVID L. SNIPES CHICAGO, FL. 60608
Chickeo, 21. 60648

After recording please mail to:

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UNOFFICIAL CO File Number: TM28815

LEGAL DESCRIPTION

Units 2453-2N and P-7 together with their undivided percentage interest in the common elements in The Villa 24 Condominium, as delineated and defined in the Declaration recorded December 29, 2006 as document number 0636309030, in the Northwest 1/4 of Section 30, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as:

2453 South WesternAvenue

Condo 2N

Chicago IL 60608

PIN/Tax Code:

Clerk's Office