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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

10F2
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 **David 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.
Grantor address

Hereby releasing and waiving 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

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Property of Cook County Clerk's Office

CITY OF CHICAGO

CITY TAX



MAY.-3.10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000028782

REAL ESTATE
TRANSFER TAX

02141.00

FP 102807

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY.-3.10

REVENUE STAMP

0000048736

REAL ESTATE
TRANSFER TAX

00102.00

FP 102810

STATE OF ILLINOIS

STATE TAX



MAY.-3.10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000788

REAL ESTATE
TRANSFER TAX

00204.00

FP 102804

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File Number: TM288152

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 Western Avenue

Condo 2N

Chicago IL 60608

PIN/Tax Code: 17-30-119-045-1008 &

Property of Cook County Clerk's Office