



Doc#: 1104740041 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/16/2011 10:10 AM Pg: 1 of 3

625615 1/2

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 **Sylvia Magallanes**, 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: 17-30-119-045-1003 AND 17-30-119-045-1016

Address of Real Estate: 2451 South Western Avenue, Condo 3N, Chicago, Illinois 60608.

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 West Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

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INT 28

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EXHIBIT "A" TO DEED LEGAL DESCRIPTION

Units 2451-3N and P-4 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 ¼ of Section 30, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

CITY OF CHICAGO

CITY TAX



FEB.-8.11

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE


0000029449

REAL ESTATE TRANSFER TAX
01785.00
FP 102807

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB.-9.11


REVENUE STAMP

0000000170

REAL ESTATE TRANSFER TAX
0008500
FP 102810

STATE OF ILLINOIS

STATE TAX



FEB.-9.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002319

REAL ESTATE TRANSFER TAX
00170.00
FP 102804