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Doc#: 1106840107 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 03/09/2011 12:54 PM Pg: 1 of 3

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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 Angelica M. Mar, 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: 17-30-119-045-1006 AND 17-30-119-045-1013

Address of Real Estate: 2451 South Western Avenue, Condo 3S, 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 2007 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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IN WITNESS WHEREOF, said party of these presents by its	the first part has caused its name to be signed to this 14 may of February 2011
these presents by its <u>Manager</u> , this <u>J476</u> day of February, 2011.	
25 TH & WESTERN RESIDENTIAL LLC, an Illinois Limited Liability Company	
By: 75th & West Road Mr. Off	
State of l'Encis	
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, and linois 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 this 19th day of February, 2011.	
Knother Kristinson	
NOTARY PUBLIC.	
	OFFICIAL SEAL KRISTEN A. KRIST NSEN NOTARY PUBLIC - STATE OF "LIPYOIS MY COMMISSION EXPIRES JUL 17 (2012)
This instrument was prepared by: Mail subsequent tax bills:	
WESTERN RESIDENTIAL LCC DNIER DIESCOTO 10525 W. WAVEIND POROS PARK, IL GOY31	ANGELICA M. MAR 2451 S. WESTERN, UNIT 3-5 CHICAGO, IL GOGO8
After recording please mail to:	MICHAEL CASTALDO ATTOLYEY AT LAW 1500 W CHICACO AUE. CHICAGO, IL 60642

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EXHIBIT "A" TO DEED LEGAL DESCRIPTION

Units 2451-3S and P-1 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.

