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2000-11-02 10:32:58
Cook County Recorder 25.50



WARRANTY DEED

ILLINOIS

STATUTORY

00-18403 15716

THE GRANTOR(S) ELAINE PITTS DIVORCED AND NOT SINCE REMARRIED and ROZENDA P. MCPHEE, , for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to LASHAWN CONWELL, of 10604 SOUTH WALDEN, CHICAGO, ILLINOIS 60643, all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

THE NORTH ONE (1) FOOT OF LOT EIGHT (8) AND THE SOUTH TWENTY-THREE AND ONE-HALF (23-1/2) FEET OF LOT NINE (9) IN MRS. E.A. MULLIKEN'S SUBDIVISION OF THE NORTH TWO (2) ACRES OF FOUR (4) ACRES IN THE NORTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

SUBJECT ONLY TO THE FOLLOWING PERMITTED EXCEPTIONS, PROVIDED NONE OF WHICH SHALL MATERIALLY RESTRICT THE REASONABLE USE OF THE PREMISES AS A RESIDENCE: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) BUILDING LINES AND BUILDING LINES AND BUILDING LAWS AND ORDINANCES, USE OR OCCUPANCY RESTRICTIONS, CONDITIONS AND COVENANTS OF RECORD; (C) ZONING LAWS AND ORDINANCES WHICH CONFORM TO THE PRESENT USAGE OF THE PREMISES; (D) PUBLIC AND UTILITY EASEMENTS WHICH SERVE THE PREMISES; (E) PUBLIC ROADS AND HIGHWAYS, IF ANY; (F) PARTY WALL RIGHTS AND AGREEMENTS; IF ANY; AND (G) LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT AND CONDOMINIUM DECLARATION, IF APPLICABLE.

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.

Permanent Index Number(s): 20-15-114-037-0000 VOLUME 257
Address(es) of Real Estate: 5754 SOUTH WABASH AVENUE, CHICAGO, ILLINOIS 60637

Dated: OCTOBER 26, 2000

Elaine Pitts

Rozenda P. McPhee

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STATE OF ILLINOIS

COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ELAINE PITTS and ROZENDA P. MCPHEE, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged the signed, sealed, and delivered the said instrument as 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 on OCTOBER 26, 2000.



Scott Wm. Cheffer
Notary Public

Prepared By: Roger Zamparo, Jr.
Zamparo and Goldstein, P.C.
1111 West 22nd Street
Suite C-10A
Oak Brook, Illinois 60523

After Recording Mail to:
Lashawn Conwell
5754 South Wabash Avenue
Chicago, Illinois 60637



Send Tax Bills To:

LASHAWN CONWELL
5754 SOUTH WABASH AVENUE
CHICAGO, ILLINOIS 60637

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
238726 \$900.00
11/02/2000 09:59 Batch 14328 8



Brokers Title Insurance Co.
1111 W. 22nd Street
Suite C-10
Oakbrook, IL 60523

STATE TAX
STATE OF ILLINOIS
NOV.-2.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000020187
REAL ESTATE TRANSFER TAX
0012000
FP326660

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV.-2.00
REVENUE STAMP

000039850
REAL ESTATE TRANSFER TAX
0006000
FP326670

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: OCTOBER 26, 2000

Signature: Alaine Pitt
Grantor or Agent

SUBSCRIBED AND SWORN
to before me on OCTOBER 26, 2000

Scott Wm Cheffer
NOTARY PUBLIC



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: OCTOBER 26, 2000

Signature: James Lawrence
Grantee or Agent

SUBSCRIBED AND SWORN
to before me on OCTOBER 26, 2000

Scott Wm Cheffer
NOTARY PUBLIC



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)