

GEORGE E. COLE®  
LEGAL FORMS

No. 803  
November 1994

SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

2626/0170 45 001 Page 1 of 3  
2001-06-04 12:28:45  
Cook County Recorder 25.00



CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this 3<sup>RD</sup> day of April,  
2001, between UKAM BUILDERS, INC.

a corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS, party of the first part, and SCARLETT CHANDLER  
1212 S. MICHIGAN, CHICAGO, IL 60605

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100----- (\$10.00) Dollars and other good & valuable consideration hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

SEE LEGAL ATTACHED TO AND MADE PART OF

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 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, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 20-11-102-010 affects underlying land  
Address(es) of real estate: 4710 S. ELLIS #4S, CHICAGO, IL 60615

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its VICE President, and attested by its \_\_\_\_\_ Secretary, the day and year first above written.

UKAM BUILDERS, INC.  
(Name of Corporation)

By X [Signature] - President

Attest: \_\_\_\_\_  
Secretary

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714  
(Name and Address)

BOX 333-CTI

Handwritten notes on the left margin: "7889537 D B", "No. 803", and "10/28/01".

Watermark: Cook County Clerk's Office

Handwritten number "3" in the right margin.

UNOFFICIAL COPY

MAIL TO:

SCARLETT N. CHAWDLER  
(Name)  
4710 S. ELLIS #450  
(Address)  
Chicago, IL 60605  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

SCARLETT N. CHAWDLER  
(Name)  
4710 S. ELLIS #450  
(Address)  
Chicago, IL 60605  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS  
COUNTY OF COOK } ss.

I, William S. Harrison a Notary Public  
in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that ART GUREVICH  
personally known to me to be the VICE - President of UKAM BUILDERS, INC.  
a \_\_\_\_\_ corporation, and \_\_\_\_\_, personally known to me to be the  
Secretary of said corporation, and 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 severally acknowledged that  
as such \_\_\_\_\_ President and \_\_\_\_\_ Secretary, they signed and  
delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to  
authority, given by the Board of DIRECTORS of said corporation as their free and voluntary  
act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 32<sup>nd</sup> day of April 2001.

*[Signature]*  
Notary Public  
Commission expires \_\_\_\_\_



10473991

Box \_\_\_\_\_

SPECIAL WARRANTY DEED

Corporation to Individual

STATE OF ILLINOIS

STATE TAX

MAY 31.01

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 0000009231

REAL ESTATE TRANSFER TAX
00191.00
FP 102808

REAL ESTATE TRANSFER TAX
0143250
FP 102805

9677000000 #

COOK COUNTY REAL ESTATE TRANSACTION TAX

COUNTY TAX

MAY 31.01

REVENUE STAMP

# 0000009241

REAL ESTATE TRANSFER TAX
00095.50
FP 102802

CITY OF CHICAGO

MAY 31.01

CITY TAX

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

MAIL TO:  
SCARLETT CHAWDLER  
4710 S. ELLIS #450  
Chicago, IL 60605

GEORGE E. COLE  
LEGAL FORMS

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LEGAL DESCRIPTION:

PARCEL 1: UNIT NO. 4S IN THE ELYSEES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 11 AND 12 IN BLOCK 2 OF SHERMAN T. COOPER'S DREXEL BOULEVARD ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;  
WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00874107, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 00874107.

PIN# 20-11-102-010 affects land and other property

10473991

COMMONLY KNOWN AS: 4710 S. ELLIS #4S, CHICAGO, IL 60615

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THE TENANT OF UNIT 4S AND P-3 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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 THEREIN.

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."

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