

UNOFFICIAL COPY

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2001-07-19 16:15:15

Cook County Recorder

23.50



WARRANTY DEED

THIS WARRANTY DEED, made this 27th day of June, 2001, by and between INGOMAR, LP, a limited partnership organized under the State of Louisiana hereinafter known as GRANTOR and

PHOENIX INVESTMENT GROUP, INC., HEREINAFTER KNOWN AS GRANTEE, 111 East Wacker Dr. Suite 2928, Chicago, IL 60601

WITNESSETH that in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof in full is hereby acknowledged, the said GRANTOR does grant, convey, release any and all right, title and interest which it may have in and to the hereinafter described property unto the said GRANTEE, her personal representatives, heirs and assigns, in fee simple, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

THE SOUTH 25 FEET OF THE NORTH 25 FEET OF LOT 24 IN BLOCK 9 IN THE RESUBDIVISION OF WASHINGTON PARK CLUB ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 6223 South St. Lawrence, Chicago, IL 60637
Permanent Real Estate Index Number: 20-15-420-007-0000

TOGETHER with the buildings and improvements thereon erected, made or being and all and every rights, alleys, ways, waters, privileges, appurtenances and advantages, to the same belonging or otherwise appertaining.

TO HAVE AND TO HOLD the same lot of ground and premises, above described and mentioned, and hereby intended to be conveyed together with the rights, privileges, appurtenances and advantages thereto belonging or appertaining unto and to the proper use and benefit of the said GRANTEE, her successors and assigns, in fee simple

AS WITNESS, the hand and seal of GRANTOR

WITNESS:

Justin E Price
Jennifer Brown

INGOMAR LP
By its

[Signature]

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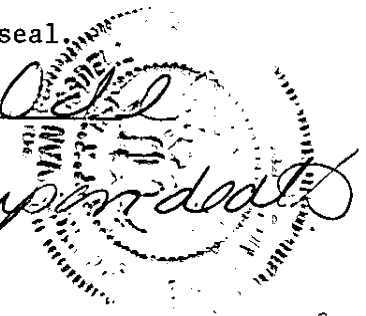
STATE OF Louisiana
COUNTY OF East Baton Rouge

I hereby certify, that on this 25th day of June, 2001, before me the subscriber, a Notary Public of the State of Louisiana, County of East Baton Rouge personally came and appeared PEGGY WILKES, known to me to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be his/her act, and in my presence signed and sealed the same.

In Witness Whereof, I hereunto set my hand and official seal.

Shannon Van Oest
Notary Public

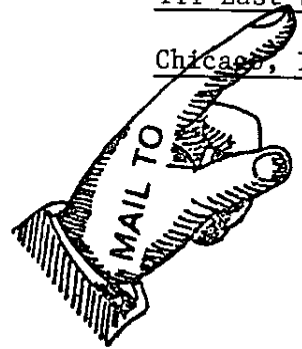
My commission expires: upon death



This instrument was prepared by Thomas A. Gilley, 15525 South Park Avenue, Suite 104, South Holland, Illinois 60473.

MAIL TO: Felicia Dawkins
Phoenix Investment Group,
111 East Wacker, Ste. 2928
Chicago, IL 60601

SEND SUBSEQUENT TAX BILLS TO:
Phoenix Investment Group, Inc.
111 East Wacker, Ste. 2928
Chicago, IL 60601



P.A.T.N.

061625

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 11 '01 DEPT. OF REVENUE
PB. 10616 60.00

061874

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP JUL 1 '01
P.S. 10848 30.00

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CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE MAR-1-01
PB. 11196 450.00

