

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

GRANTOR(S)
HYDE PARK PROPERTIES, AN
Illinois general partnership, a
partnership created and existing by
virtue of the laws of the State of
Illinois for and in consideration of
Ten Dollars (\$10.00) and other
good and valuable consideration in
hand paid, CONVEY(S) and
WARRANT(S) to the grantee(s),
MONIQUE TOMAX



A.

(The Above Space for Recorder's Use)

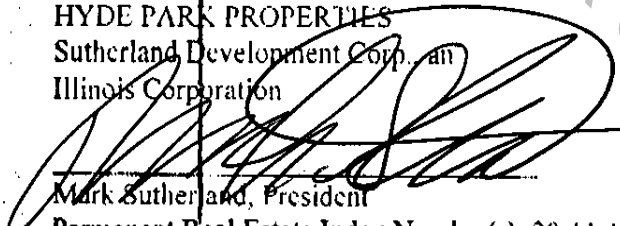
of the County of Cook, State of Illinois, the following described real estate, situated in the County of
Cook, in the State of Illinois, to wit:

See Exhibit A Attached hereto and made a part hereof.

Dated this 2 day of July, 2001

HYDE PARK PROPERTIES
Sutherland Development Corp., an
Illinois Corporation

Property Adventures Corp., an Illinois
Corporation


Mark Sutherland, President


Alex Pearsall, President

Permanent Real Estate Index Number(s): 20-11-104-020

Address(es) of Real Estate: 4722 S. Woodlawn, Unit 3N, Chicago, Illinois 606

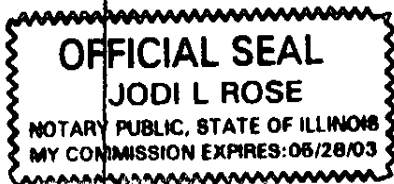
STATE OF ILLINOIS)

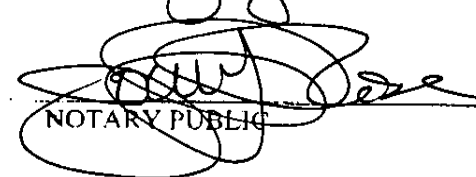
) ss

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY
CERTIFY that Mark Sutherland, President of Sutherland Development Corp, and Alex Pearsall,
President of Property Adventure Corp, 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 that
they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and
purposes therein set forth.

Given under my hand and notary seal, this 2 day of July, 2001.





NOTARY PUBLIC

BOX 333-CTI


1 of 2
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STATE TAX

STATE OF ILLINOIS
JUL 12 01
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000011501
REAL ESTATE TRANSFER TAX
00194.00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JUL 12 01
REVENUE STAMP

0000011515
REAL ESTATE TRANSFER TAX
00097.00
FP 102802

CITY TAX

CITY OF CHICAGO
JUL 12 01
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005682
REAL ESTATE TRANSFER TAX
01455.00
FP 102805

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0010628342

EXHIBIT A**PARCEL 1:**

Unit 3N, in Kenwood Manor II Condominium of THE SOUTH 24 FEET OF LOT 4 AND THE NORTH 36 FEET OF LOT 5, TAKEN AS A TRACT, IN BLOCK 10 IN LYMAN, LARNED AND WOODBRIDGES SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING FROM SAID TRACT THE NORTH 41 FEET OF THE EAST 200 FEET AND SOUTH 11 FEET OF THE NORTH 52 FEET OF THE EAST 122 FEET THEREOF) IN COOK COUNTY ILLINOIS, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded April 19, 2001 as document number 0010317758 together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-2 AS LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0010317758.

There is no tenant to exercise the right of first refusal.

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 though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the

Declaration; and

9. Acts done or suffered by the Purchaser.

Mail to:

Sharon O'Shea, Esq.
7346 W. Madison
Forest Park, IL 60130

Sent Subsequent Tax Bills to:

Monique Lomax
4722 S. Woodlawn, #3N
Chicago, IL