

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, LIAN SHENG JIA, a married man of the County of Cook, City of City, State of Illinois; for and in consideration of **TEN (\$10.00) DOLLARS** and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS** to the GRANTEE, PHYLLIS L. CHAMBERS, as a resident in the City of Chicago, County of Cook, State of Illinois, for the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

07010531 SAS 1/1967

UNIT NUMBER 5050-2, IN THE 5046 SOUTH BLACKSTONE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL: THE SOUTH 7 FEET OF THE EAST 75 FEET OF LOT 9 AND THE EAST 75 FEET OF EACH OF LOTS 10, 11 AND 12 (EXCEPT THE SOUTH 17 FEET OF SAID LOT 12 TAKEN FOR WIDENING 51ST STREET) IN BLOCK 9 IN HYDE PARK, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 00-445049, AND FUTURE AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DEED FROM JOHN CAMERON AND MARY CAMERON, HIS WIFE TO HYDE PARK SUBURBAN CLUB, DATED NOVEMBER 2ND, 1889 AND RECORDED JANUARY 7TH, 1890 AS DOCUMENT 1206992, FOR PASSAGE OVER THE NORTH 10 FEET OF THE SOUTH 17 FEET OF THE EAST 100 FEET OF SAID LOT 9 IN BLOCK 9 IN HYDE PARK AFORESAID, ALL IN SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

*Ⓢ * This is not homestead property.*

COMMON ADDRESS: UNIT 5050-2 SOUTH BLACKSTONE, CHICAGO, ILLINOIS 60615

PIN: 20-11-213-034-0000

SUBJECT TO: Covenants, conditions and restrictions of record, general real estate taxes for 2000 and subsequent years; (applicable zoning and building laws and ordinance and ordinances of record; if any.

The terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto, if any, public and utility easements, including any easements, established by or implied from the Declaration of Condominium, party wall rights and agreements, if any, limitations and conditions imposed by the Condominium Property Act, leases and licenses affecting the common elements, if any;

Grantor also hereby grants to Grantee, their successors and assigns, as rights and easement 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 and mortgages of said remaining property.

This Deed is subject to all rights, easements, covenants and conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein. There is no right of first refusal in the Declaration.

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6578/0012 43 005 Page 1 of 2
2001-09-25 09:25:01
Cook County Recorder 23.50



0010890743

**COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
ROLLING MEADOWS**

BRK

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This Deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the common elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an Agreement with the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all other terms of said Declaration, which is hereby incorporated herein by reference thereto, and all the terms of each amended Declaration recorded pursuant thereto.

TENANTS NOTICE: The Grantor certifies that the Tenants entitled to Notice of Tenants Rights under Section 30 of the Illinois Condominium Property Act and Chicago Condominium Ordinance were given notice of those rights.

AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

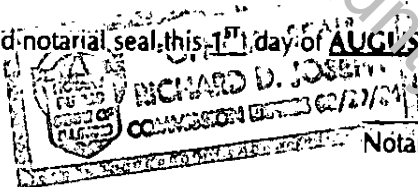
Dated this 1st day of AUGUST, 2001.



LIAN SHENG JIA

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **LIAN SHENG JIA**, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act for the uses and purposes set forth.

GIVEN under my hand and notarial seal, this 1st day of AUGUST, 2001.





Notary Public

MAIL TO:

Name of Person Preparing Deed
CHARLZETTE S. ARMSTRONG
LAW OFFICES OF MARC BARNETT
2473 South Archer Avenue
Chicago, Illinois 60616

Name of New TaxPayer
PHYLLIS L. CHAMBERS
5050-2 South Blackstone
Chicago, Illinois 60615

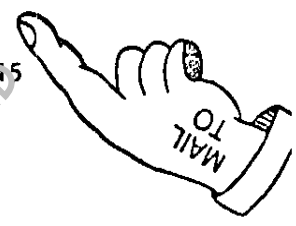
Name of Buyers Attorney
KEITH E. DAVIS
LAW OFFICE OF KEITH E. DAVIS
1525 E. 53rd Street
Suite 516-11
Chicago, Illinois 60615

City of Chicago
Dept. of Revenue
258956




Real Estate
Transfer Stamp
\$600.00

08/21/2001 13:28 Batch 14335 32



STATE TAX

STATE OF ILLINOIS

 SEP.25.01

COOK COUNTY

000005813

REAL ESTATE TRANSFER TAX


0008000

FP351023

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

 SEP.25.01

REVENUE STAMP

000005852

REAL ESTATE TRANSFER TAX

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FP351014

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