

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR, MATTIE HUNTER ENTERPRISES INC., an Illinois Business Corporation, with its principal place of business in the County of Cook, City of Chicago, State of Illinois.

For and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid. 6701686

CONVEYS and WARRANTS to the GRANTEE, NETA P. JOSEPH, a single woman, as a resident in the City of Chicago, County of Cook, State of Illinois.

The following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:  
Unit 2N in the Jazz Court Condominium, as delineated and defined in the Declaration recorded as Document No. 001099913 as amended from time to time, together with its undivided percentage interest in the common elements, in Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

COMMON ADDRESS: UNIT 2N, 4120 SOUTH VINCENNES, CHICAGO, IL 60653

PIN: 20-23-407-034-0000

**SUBJECT TO:** Covenants, conditions and restrictions of record; installments not due at the date hereof for any special tax or assessments for improvements heretofore completed, unconfirmed special taxes or assessments, general real estate taxes for 2000 and subsequent years; (applicable zoning and building laws and ordinance and ordinances of record; if any.

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

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.

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

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2002-02-08 10:50:39  
Cook County Recorder 25.50

COOK COUNTY  
RECORDER

EUGENE "GENE" MOORE  
ROLLING MEADOWS



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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 property was formally vacant and there were no Tenants entitled to notice of Tenants rights under Section 30 of the Illinois Condominium Property Act.

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

Dated this 31<sup>st</sup> day of August, 2001.

City of Chicago  
Dept. of Revenue  
270119



Real Estate  
Transfer Stamp  
\$1,125.00

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SELLER:

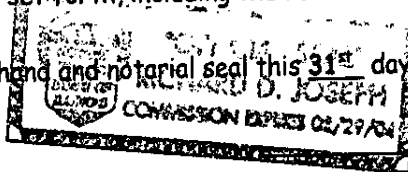
MATTIE HUNTER ENTERPRISES INC.

BY: Mattie Hunter  
MATTIE HUNTER, PRESIDENT

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MATTIE HUNTER, PRESIDENT OF MATTIE HUNTER ENTERPRISES INC AN ILLINOIS BUSINESS CORPORATION personally known to me to be the same person whose name is subscribed to the foregoing instrument, and acting as said officer, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 31<sup>st</sup> day of August, 2001.



Richard D. Joseph  
Notary Public

Name of Person Preparing Deed  
TITLE ASSISTANCE, INC.  
2473 South Archer Avenue  
Chicago, Illinois 60616  
CHARLZETTE ARMSTRONG

Name of New TaxPayer  
NETA P. JOSEPH  
Unit 2N  
4420 South Vincennes  
Chicago, Illinois 60653

Mail to: Name of Buyers Attorney  
CARL WALKER  
Law Office of Carl Walker  
120 W. Madison, Suite 910  
Chicago, IL 60602



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Property of Cook County Clerk's Office

STATE TAX STATE OF ILLINOIS  
FEB.-8.02  
COOK COUNTY

REAL ESTATE TRANSFER TAX
00150.00
# 0000007133 FP351023

COUNTY TAX COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
FEB.-8.02  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00075.00
# 0000007211 FP351014