

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

0020136456

1651/0837 45 001 Page 1 of 3
2002-02-01 10:24:21
Cook County Recorder 25.00



0020136456

GRANTOR(S)
6231-33 S. KENWOOD JOINT VENTURE,
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),
PRINCE WILKES
7752 S. Vernon
Chicago, Il 60615

1 OF 2

(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 14 day of Jan, 2002

6231-33 S. KENWOOD JOINT VENTURE
Sutherland Development Corp., an
Illinois Corporation

Mark Sutherland, President

Permanent Real Estate Index Number(s): 20-14-414-006

Address(es) of Real Estate: 6225S. Kenwood, Unit 1N, Chicago, Illinois 60647

STATE OF ILLINOIS)

) ss

COUNTY OF COOK)

Property Adventures Corp., an Illinois Corporation

Alex Pearsall, President

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 14 day of January, 2002



NOTARY PUBLIC

BOX 333-CTT

SAS03227 REC

ABS

No

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS
JAN. 23. 02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000021902
REAL ESTATE TRANSFER TAX
00175.00
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN. 28. 02
REVENUE STAMP

0000021961
REAL ESTATE TRANSFER TAX
00087.50
FP 102802

CITY TAX

CITY OF CHICAGO
JAN. 28. 02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000010978
REAL ESTATE TRANSFER TAX
01312.50
FP 102805

201369456

201369456

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EXHIBIT A

PARCEL 1:

Unit 1N, IN WOOD MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 IN EDSON KEITH'S SUBDIVISION OF BLOCK 6 IN O. R. KEITH'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MEIRIDIAN, IN COOK COUNTY, ILLINOIS, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as document number 11110808 together with an undivided percentage interest in the common elements.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-3 AS LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 11110808.

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. Private, Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. 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.

Document prepared by: David Chaiken, 111 W. Washington, #823, Chicago, IL 60602

Mail to:

Richard Crusor
20704 Sparta Court
Olympia Fields, IL 60461

Sent Subsequent Tax Bills to:

Prince Wilkes
6225 S. Kenwood
Chicago, IL 60637

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