

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),
Raymond Sallay and Carmen Jackson
1645 E. 50th, #2P
Chicago, Il 60615

MIKIA
CARMEN R J SALLAY

(The Above Space for Recorder's Use)



of the County of Cook, State of Illinois, as Joint Tenants with the Right of Survivorship, 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 4 day of Feb 2002

HYDE PARK PROPERTIES

Sutherland Development Corp., an
Illinois Corporation

Mark Sutherland, President

Permanent Real Estate Index Number(s): 20-11-104-046-0000

Address(es) of Real Estate: 4720 S. Woodlawn, Unit B, Chicago, Illinois 60615

STATE OF ILLINOIS)

) ss

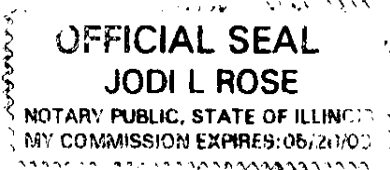
COUNTY OF COOK)

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 8 day of February, 2002.


NOTARY PUBLIC

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1 of 2
AK
LND 575032412
No Abs.

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UNOFFICIAL COPY

EXHIBIT A

Parcel 1:

Unit B, in Kenwood Manor Condominium of THE NORTH 41 FEET OF THE EAST 200 FEET AND SOUTH 11 FEET OF THE NORTH 52 FEET OF THE EAST 122 FEET OF THE FOLLOWING DESCRIBED PROPERTY TAKEN AS A TRACT: THE SOUTH 24 FEET OF LOT 4 AND THE NORTH 36 FEET OF LOT 5 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, IN COOK COUNTY ILLINOIS, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded January 30, 2002, as document number 0020122591 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-5 AS LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020122591.

The tenant of Unit B has waived or has failed 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:

Steve Watkins
609 E. 75th
Chicago, IL 60619

Sent Subsequent Tax Bills to:

Ray Sallay
4720 S. Woodlawn, #B
Chicago, IL 60615

20389578

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Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR-1'02
p.o. 11427

90.00

3 1 6 5 7 3

COOK CO. NO. CIG

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR-1'02 DEPT. OF REVENUE
180.00

CITY OF CHICAGO



APR.-2.02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000013008

REAL ESTATE TRANSFER TAX

01350.00

FP 102805

CITY TAX