

UNOFFICIAL COPY

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2002-03-22 09:39:15
Cook County Recorder 25.00



0020326972

**WARRANTY
DEED
INDIVIDUAL**

THIS INDENTURE, made as of this 20th day of February, 2002 between **South Chicago Condominiums II LLC, an Illinois limited liability company**, ("Grantor") and **Modupe Okusanya, a single person**, ("Grantee"), whose address is 7425 South Coles, Chicago, IL 60649 for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents does CONVEY and WARRANT unto the Grantee, his/her successors and assigns, FOREVER, all the following described real estate ("Real Estate"), situated in the County of Cook, State of Illinois known and described as follows, to wit:

Unit No. 2H in the Buffalo Place Condominiums as delineated on a survey of the following described real estate:

Lots 15 to 20 inclusive in Block 66 in the subdivision made by Calumet and Chicago Canal and Dock Company of parts of fractional Sections 5 and 6, Township 37 North, Range 15 East of the Third Principal Meridian

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded September 6, 2001 as Document No. 0010828245 together with its undivided percentage interest in the common elements, all in Cook County, Illinois

Permanent Real Estate Index Numbers: 26-05-112-025-0000
26-05-112-041-0000

Address of Real Estate: Unit No. 2H
9126 South Buffalo Avenue
Chicago, Illinois 60617

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, his/her successors and assigns forever.

BOX 333-CTI

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D1 MD

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Grantor also hereby grants to the Grantee, his/her successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

Subject to: (a) general real estate taxes for the year 2001 and subsequent years; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants or record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration.

THE TENANT OF THE UNIT CONVEYED HEREBY HAS EITHER WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL OR OPTION OR HAD NO RIGHT OF FIRST REFUSAL OR OPTION WITH RESPECT TO THE UNIT CONVEYED HEREBY.

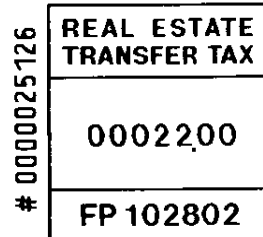
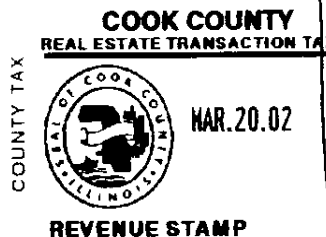
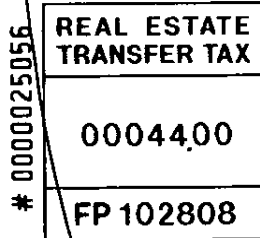
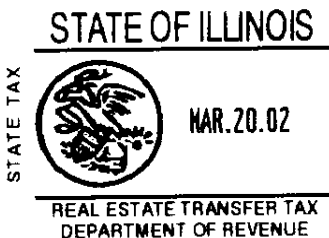
IN WITNESS WHEREOF, the Grantor has caused this Warranty Deed to be executed as of the day and year first written above.

South Chicago Condominiums II LLC,
an Illinois limited liability company

By: 
Its Managing Member

THIS DOCUMENT WAS PREPARED BY:

Martin K. Blonder
Field and Goldberg, LLC
321 South Plymouth Court
Suite 800
Chicago, IL 60604




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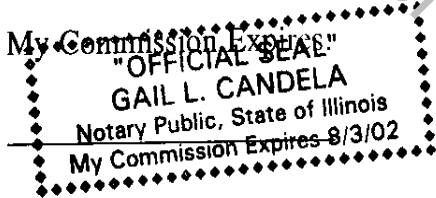
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STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Paul Slade, the Managing Member of South Chicago Condominiums II LLC, an Illinois limited liability company, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal as of this 20th day of February, 2002.


Notary Public



AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:


~~Diane Danzy Odell~~
~~78 West Madison Street, #1409~~
~~Chicago, IL 60602~~

RODERICK D. THOMAS
THOMAS + IRUKERA
223 N. WABASH, STE. 714
CHICAGO, IL 60601

20326972

SUBSEQUENT TAX BILLS SHOULD BE SENT TO:

Modupe Okusanya
9126 South Buffalo Avenue, Unit No. 2H
Chicago, IL 60617

CITY TAX
CITY OF CHICAGO

MAR. 20. 02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000012666	REAL ESTATE TRANSFER TAX
	0033000
	FP 102805