

UNOFFICIAL COPY

0020597240

4049/0216 18 001 Page 1 of 4  
2002-05-28 10:54:48  
Cook County Recorder 51.00

Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)



THE GRANTOR(S)

CTI 4X 6262636 10/2  
Above Space for Recorder's use only

CAPITAL ACQUISITIONS AND DEVELOPMENT, INC., an Illinois Corporation

corporation created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS for and in consideration of the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

LATANYA BURKE, 8223 SOUTH FAIRFIELD, CHICAGO, ILLINOIS 60652

the following described Real Estate situated in the County of in the State of Illinois, to wit:

SEE ATTACHED

Permanent Index Number (PIN): 25-18-317-049-0000  
25-18-317-051-0000

Address(es) of Real Estate: 2336 WEST 111TH STREET, UNIT 1B, CHICAGO, IL 60643

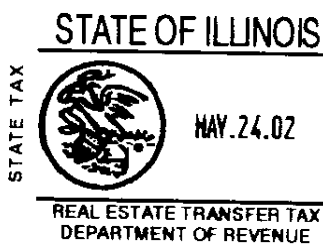
SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2001 and subsequent years.

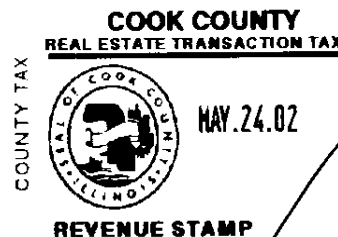
In Witness Whereof, said Grantor has caused its corporate seal to be hereon affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 16<sup>th</sup> day of May, 2002.

CAPITAL ACQUISITIONS AND DEVELOPMENT,  
INC., an Illinois Corporation  
Impress  
Corporate Seal  
Here

By Stanley Smagala, President



# 000029334	REAL ESTATE TRANSFER TAX
	0007500
	FP 102808



# 000029426	REAL ESTATE TRANSFER TAX
	0003750
	FP 102802

BOX 333-CTI

4P  
CE

# UNOFFICIAL COPY

## EXHIBIT "B"

THE TENANT OF UNIT 1B 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 AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office

20597240

# UNOFFICIAL COPY

## PARCEL 1:

UNITS 2336-1B, IN BEVERLY POINTE CONDOMINIUM, AS DELINEATED ON S SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 109 FEET OF LOT 5 (EXCEPT THE EAST 9 FEET AND THE NORTH 90 FEET THEREOF) IN BLOCK "L" IN THE RESUBDIVISION BY THE ISLAND LAND AND BUILDING COMPANY KNOWN AS MORGAN PARK WASHINGTON HEIGHTS IN THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010539406, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## ALSO

THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE ASSIGNED TO THE UNITS DESCRIBED IN PARCEL 1, A LIMITED COMMON ELEMENT AS DESIGNATED ON THE SURVEY AND DECLARATION AFORESAID.

## PARCEL 2:

NON-EXCLUSIVE EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 CREATED BY THE EASEMENT AGREEMENTS RECORDED AS DOCUMENT 19092912, 19108965, 19571900 MADE BY VARIOUS PARTIES TO PULLMAN BANK AND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 5, 1954 AND KNOWN AS TRUST NUMBER 4674, PARTY OF THE SECOND PART, FOR FULL AND FREE RIGHT AND LIBERTY FOR ITS TENANTS, AND LICENSEES IN COMMON WITH ALL OTHERS HAVING THE LIKE RIGHT AT ALL TIMES HEREAFTER, THE CONTINUED USE AND ENJOYMENT OF THE SAID LAND OF THE PARTY OF THE SECOND PART FOR WHATEVER PURPOSE THE SAID LAND MAY BE FROM TIME TO TIME LAWFULLY USED AND ENJOYED, TO PASS AND REPASS THE SAID 16 FOOT ALLEY FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED REAL ESTATE:

THE WEST 16 FEET OF THE EAST 125 FEET OF LOT 5 (EXCEPT THE EAST 9 FEET AND THE NORTH 90 FEET THEREOF) IN BLOCK L IN THE RESUBDIVISION BY THE BLUE ISLAND LAND AND BUILDING COMPANY KNOWN AS MORGAN PARK WASHINGTON HEIGHTS IN THE SOUTHWEST ¼ OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

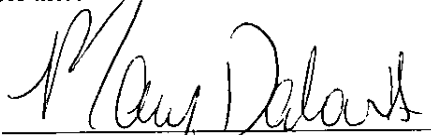
20597240

# UNOFFICIAL COPY

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 STANLEY SMAGALA personally known to me to be President of the corporation, and personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16<sup>th</sup> day of May, 2002.

Commission expires: 03-26-2005

  
\_\_\_\_\_  
NOTARY PUBLIC

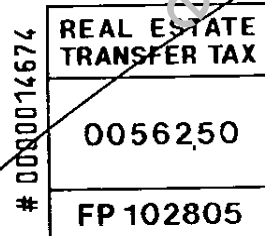
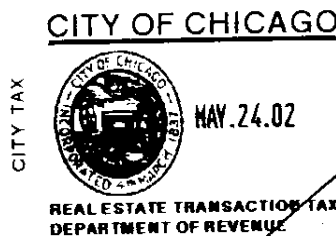
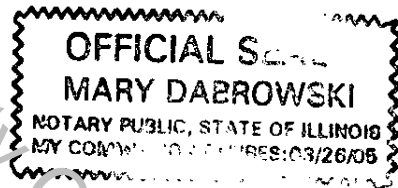
This instrument was prepared by: John Farano, Jr., 7836 West 103rd Street, Palos Hills, Illinois 60465

**MAIL TO:**  
YVONNE L. DELPRINCIPE, ESQUIRE  
3540 W. 95<sup>TH</sup> STREET  
EVERGREEN PARK, IL 60805

SEND SUBSEQUENT TAX BILLS TO:  
LATONYA BURKE  
2336 WEST 111TH STREET, UNIT 1B  
CHICAGO, IL 60643

OR

Recorder's Office Box No. \_\_\_\_\_



20597240