

UNOFFICIAL COPY

0020796140

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2002-07-22 10:01:25
Cook County Recorder 27.00

WARRANTY DEED

(Statutory (Illinois))
(Corporation to Individual)

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THE GRANTORS,
Campbell & Walsh
Investments, Inc., an
Illinois Corporation, for
and in consideration of Ten
and No/100 (\$10.00)-----

DOLLARS, and other good
and valuable consideration
in hand paid, CONVEY(S)
and WARRANT(S) to

Above Space For Recorder's Use Only

Vernell Williams, of Chicago, Illinois, the following described Real Estate situated in the
County of Cook the State of Illinois, to wit:

See Attached Legal.

Grantor also hereby grants to Grantees, their 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 Condominium Declaration and Grantor reserves to itself, its successors and assigns, the
rights and easements set forth in the Declaration for the benefit of the remaining property described
therein.

There was no tenant in the unit.

This Deed is subject to all rights, easements, restrictions, conditions, covenants, and reservations
contained in the Declaration the same as though the provisions of the Declaration were recited and
stipulated at length herein.

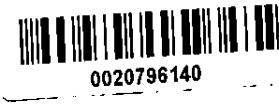
Subject to: 1. Real Estate taxes not yet due and payable; 2. The Illinois Condominium Property Act; 3.
The Declaration of Condominium Ownership for Madelyn Estates; 4. Covenants, conditions and
restrictions and building lines of record; 5. Easements existing or of record; 6. Acts done or suffered
by Grantees; and 7. Special taxes or assessments or installations thereof, not due and payable.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the
State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, not in joint
tenancy, but in TENANCY BY THE ENTIRETY it being intended that the property be maintained as a
homestead by Husband & Wife during coveture.

Permanent Real Estate Index Number(s): 20-10-202-021-0000

Address(es) of Real Estate: 4734 S. St. Lawrence, Unit 2N, Chicago, Illinois 60638

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BOX 333-CTI

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UNIT 1N 2N IN MULBERRY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE SOUTH 15.08 FEET OF LOT 19, ALL OF LOT 20 AND THE NORTH 5 FEET OF LOT 21 IN BLOCK 1 IN STONE AND MCGLASHAN'S SUBDIVISION OF BLOCKS 1 AND 2 OF WELL'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 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 10548786, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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RIGHTS OF ANY TENANT(S) TO EXERCISE THEIR STATUTORY OPTION TO PURCHASE AND RIGHT OF FIRST REFUSAL TO PURCHASE THE UNIT, AS SET FORTH IN SECTION 30 OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

THE FIRST DEED CONVEYING EACH UNIT IN A CONVERSION CONDOMINIUM MUST CONTAIN ONE OF THE FOLLOWING STATEMENTS:

- (A) THE TENANT OF UNIT 2n HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL;
- (B) THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL; OR
- (C) THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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