UNOFFICIAL COPY

WARRANTY DEED

(Statutory (Illinois) (Corporation to Individual)

========== 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.

14 2003557

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 Granto, 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 Condominum 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

0020796140

9505/0164 18 001 Page 1 of 2002-07-22 10:01:25

Cook County Recorder

27.00



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DATED this day of	April	, 2002.
Campbell & Walsh Investments, Inc.	Witness:	
By: (SEAL) I	By: Its: Secretar	(SEAL)
STATE OF IL LINOIS) × 5	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
COUNTY OF (SS.) SS.	JUL. 17.02	TRANSFER TAX
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	* FP 102808
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kevin Walsh, personally known to me to be the President of Campbell & Walsh Investments, Inc., a corporation and Kevin Walsh, personally known to me to be the Secretary of the corporation whose name(s) IS/ARE subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/rry signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and official seal, this //2 day of //2		
OFFICIAL SEAL	Mul Cl.	

OFFICIAL SEAL MICHAEL ARETOS NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 8-19-2002

This Instrument Was Prepared By: Michael G. Aretos, 121 S. Wilke, Ste. 500, Arlington Heights, Illinois 60005.

MAIL TO:

Vernell Williams 4734 S. St. Lawrence, Unit 2N Chicago, IL 60638

Send Tax Bills To:

Vernell Williams 4734 S. St. Lawrence, Unit 2N Chicago, IL 60638

COOK COUNTY
ESTATE TRANSACTION TAX



COUNTY TAX

JUL. 17.02

REAL ESTATE 0000032826 TRANSFER TAX 0008500 FP 102802

CITY OF CHICAGO

JUL.17.02

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX 01275.00 FP 102805

WNIT 1N 2N IN MUCHER CONTINUE OF 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 ODERTO OF COUNTY CLERK'S OFFICE 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 DIEL CONVEYING EACH UNIT IN A CONVERSION CONDOMINIUM MUST CONTAIN ONE OF THE FOLLOWING STATEMENTS:

(A) THE TENANT OF UNIT 2n HAS WAIVED OR HAS FAIRED TO EXERCISE THE RIGHT OF FIRST REFUSAL; (A) 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.