



**WARRANTY
DEED
INDIVIDUAL**

003-7938008-FENNEL

THIS INSTRUMENT, made as of this 8th day of August, 2002 between **South Chicago Condominiums II LLC, an Illinois limited liability company**, ("Grantor") and **Retta D. Wilson** ("Grantee"), whose address is 5612 Main Street, Morton Grove, IL 60053 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:

SEE ATTACHED EXHIBIT "A"

Permanent Real Estate Index Numbers:

26-05-112-025-0000
26-05-112-041-0000

Address of Real Estate:

Unit No. 1G
9126 South Buffalo Avenue
Chicago, Illinois 60617

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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.

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.

★ ★ See Attached Exhibit "A"

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.

BOX 333-CTI

UNOFFICIAL COPY

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
CITY OF CHICAGO

COUNTY TAX # 0000084831	COOK COUNTY REAL ESTATE TRANSACTION TAX
	AUG. 13.02
	REAL ESTATE TRANSFER TAX 0002175 FP 102802

CITY TAX # 0000017390	CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE
	AUG. 13.02
	REAL ESTATE TRANSFER TAX 0032625 FP 102805

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 8th day of August, 2002.

Gail L. Candela
Notary Public

My Commission Expires _____



STATE TAX # 0000034720	STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
	AUG. 13.02
	REAL ESTATE TRANSFER TAX 0004350 FP 102808

THIS DOCUMENT WAS PREPARED BY _____

Jay R. Goldberg, 321 South Plymouth Court, Suite 800, Chicago, IL 60604

AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:
Neil Zweiban, 830 S. Buffalo Grove Road, Suite 111, Buffalo Grove, IL 60089

SUBSEQUENT TAX BILLS SHOULD BE SENT TO:
Retta D. Wilson, 5612 Main Street, Morton Grove, IL 60053

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Property of Cook County Clerk's Office

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EXHIBIT "A"



CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1401 007938008 D1

STREET ADDRESS: 9126 SOUTH BUFFALO PLACE

UNIT 1-G

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER:

LEGAL DESCRIPTION:

UNIT NO. 1-G 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 0010828245, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS



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