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2002-09-24 10:11:30
Cook County Recorder 29.00

GEORGE E. COLE®
LEGAL FORMS

No. 803
November 1994

SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)



0021043311

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THIS AGREEMENT, made this _____ day of _____, between UKAM BUILDERS, INC.

a 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, party of the first part, and RUQAILJAH A. YEARBY
533 E. 33RD PLACE #1101 CHICAGO, IL 60616

(Name and Address of Grantee)

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND 00/100-----(\$10.00) Dollars and other good & valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

Above Space for Recorder's Use Only

SEE LEGAL ATTACHED TO AND MADE PART OF

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 party of the second part, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 20-02-313-047 affects underlying land

Address(es) of real estate: 4512 S. GREENWOOD #3, CHICAGO, IL 60615

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

UKAM BUILDERS, INC.

(Name of Corporation)

By X

President

Attest: _____

Secretary

BOX 333-CTI

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714

(Name and Address)

12/2/02
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MAIL TO: Ruqaiyah A. Yearby
 (Name)
4512 S. Greenwood #3
 (Address)
CHICAGO, IL 60653
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
RUQAIYAH A. YEARBY
 (Name)
4512 S. Greenwood #3
 (Address)
CHICAGO IL ~~60645~~ 60653
 (City, State and Zip)

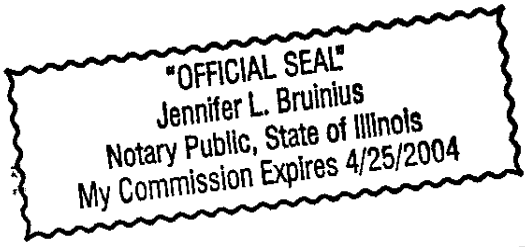
OR RECORDER'S OFFICE BOX NO. _____

STATE OF ILLINOIS
 COUNTY OF COOK } ss.

I, the undersigned a Notary Public
 in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that MARKO BOLDUN
 personally known to me to be the President of UKAM BUILDERS, INC.
 an Illinois 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 and
 delivered the said instrument and caused the corporate seal of said 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 said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of September 2002
Jennifer L. Bruinius
 Notary Public
 Commission expires _____

21043311



Box _____
 SPECIAL WARRANTY DEED

Corporation to Individual

STATE TAX STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE SEP. 19.02 # 0000037135	REAL ESTATE TRANSFER TAX 0024900 FP 102808	REAL ESTATE TRANSFER TAX 0186750 FP 102305 # 668800000
COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP SEP. 19.02 # 0000037255	REAL ESTATE TRANSFER TAX 0012450 FP 102802	CITY TAX CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE SEP. 19.02

MAIL TO:

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 3 IN THE 4512 S. GREENWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH HALF OF LOT 8 IN OWNERS' SUBDIVISION OF NORTH 132.00 FEET OF WEST 1/2 AND NORTH 198.00 FEET OF EAST 1/2 OF BLOCK 6 (EXCEPT THOSE PARTS HERETOFORE DEDICATED FOR STREETS) IN SUBDIVISION BY EXECUTORS OF E. K. HUBBARD OF EAST 1/2 OF SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 1895 AS DOCUMENT 2235074, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020866557, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-2 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020866557.

PIN# 20-02-313-047 affects land and other property

COMMONLY KNOWN AS: 4512 S. GREENWOOD #3, CHICAGO, IL 60615

"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."

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