



0317447037

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/23/2003 10:01 AM Pg: 1 of 3

SPECIAL WARRANTY DEED (ILLINOIS)

4308706C- (1/3)

THIS AGREEMENT, made this 28TH day of April, 2003 between Grantor, DanMar, Inc., an Illinois corporation and Grantee, GREGORY NELSON, a single man and JACQUELINE EDWARDS, an unmarried woman, of Cook County, Illinois for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT AND CONVEY unto Grantee as TENANTS IN COMMON and to their heirs, assigns, FOREVER, all the following

described real estate, situated in the County of Cook and State of Illinois know and described as follows:

PARCEL 1:

UNIT 1-S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN EMMANUEL ON INDIANA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0311310087 IN THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING IN AND TO PARKING SPACE P-7 and P-8 AND STORAGE SPACE A, BOTH A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Property Index Number: 20-03-321-009-0000

Property Address: Unit 1-S, P-7, P-8, Storage Unit A, 4634 South Indiana, Chicago, IL 60653

Grantor also hereby grants to Grantee, its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of the property set forth in that certain Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Emmanuel on Indiana Condominium Association recorded APRIL 23, 2003 in the Cook County Recorder's Office as Document No. 0311310087 (the "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.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein. Together with all hereditaments and appurtenants thereunto belong or in anyway appertaining and the reversion or reversions, remainder or remainders, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above-described premises.

And, Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that during Grantor's ownership of the Premises, Grantor has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it will warrant and forever defend, the said premises against all persons lawfully claiming, or to claim the same, by through, or under it, for the time period, Grantor owned the Property.

No Notice of Intent as required by Section 30 of the Illinois Condominium Act was given as there were no tenants of the Parcel at the time the conversion process commenced.


This instrument was prepared by Nkrumah Lumumba Hopkins, Esq., 1525 East 53rd Street, Suite 436, Chicago, IL 60615

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UNOFFICIAL COPY

CITY OF CHICAGO

CITY TAX

 JUN. 16.03


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005116

REAL ESTATE TRANSFER TAX
01500.00
FP 103018

STATE OF ILLINOIS

STATE TAX

 JUN. 16.03


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010226

REAL ESTATE TRANSFER TAX
00200.00
FP 103014

COOK COUNTY

COUNTY TAX

 JUN. 16.03

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000009942

REAL ESTATE TRANSFER TAX
00100.00
FP 103017

UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused caused its name to be signed to these presents by Dan Allen, President, this 28TH day of April, 2003.

DANMAR INC, an Illinois Corporation

By: *Daniel Allen*
Daniel Allen, President

State of Illinois }

County of Cook }

McHenry

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Daniel Allen personally known to me to be the President of the corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the corporation, as his 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 28th day of April, 2003.

Commission expires



Christine A. Leracz
NOTARY PUBLIC

MAIL DEED TO:

WAYNE S. SHAPIRO
222 N. LA SALLE #1900
CHICAGO, IL 60602

SEND TAX BILLS TO:

G. NELSON
4031 S. INDIANA I-N
CHICAGO, IL 60

