

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 803  
November 1994

## SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

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 20<sup>th</sup> day of September,  
2002, 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 JEROME MARSHALL AND DIANE CHANDLER  
1642 E. 56th STREET #305, CHICAGO, IL

(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 their 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:

\* CO JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

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, their 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, their 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: 4510 S. GREENWOOD #4, 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.

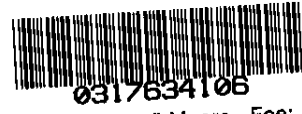
(Name of Corporation)

By [Signature]  
President

Attest: \_\_\_\_\_  
Secretary

WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714

This instrument was prepared by \_\_\_\_\_  
(Name and Address)



Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 08/25/2003 01:34 PM Pg: 1 of 4

Above Space for Recorder's Use Only

**BOX 333-CT1**

055670702

300

CT1

No abstract AND

2002 5462

Cook County Clerk's Office

# UNOFFICIAL COPY

MAIL TO: R. J. WITRY  
 (Name)  
180 N. CASALE ST  
 (Address)  
Chgo, IL 60601  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Property: JEROME MARSHALL  
 (Name)  
4510 S. Greenwood  
 (Address)  
Chgo IL 60653  
 (City, State and Zip)


OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

STATE OF ILLINOIS  
 COUNTY OF COOK } ss.

I, Mark Boldun 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.  
 a 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 20 day of Sept 2002

Judith Woods  
 Notary Public  
 Commission expires \_\_\_\_\_


**CITY OF CHICAGO**  
 CITY TAX  
  
 JUN. 25. 03  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 # 000000225V  
**REAL ESTATE TRANSFER TAX**  
 0198000  
 FP 102805

**"OFFICIAL SEAL"**  
 NOTARY PUBLIC  
 STATE OF ILLINOIS  
 JUDITH WOODS  
 COMMISSION EXPIRES 05/02/06

**REAL ESTATE TRANSFER TAX**  
 0026400  
 FP 102808  
 # 0000051347

**REAL ESTATE TRANSFER TAX**  
 0013200  
 FP 102802  
 # 0000051508

**STATE OF ILLINOIS**  
 JUN. 25. 03  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 # 0000051347

**COOK COUNTY**  
 JUN. 25. 03  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 # 0000051508  
 REVENUE STAMP  


ADDRESS OF PROPERTY:  
4510 S. Greenwood  
Chicago, IL 60653

MAIL TO: J. Marshall  
4510 S. Greenwood Unit 4  
Chicago, IL 60653

Box \_\_\_\_\_

SPECIAL WARRANTY DEED

GEORGE E. COLE  
 LEGAL FORMS

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## LEGAL DESCRIPTION:

## PARCEL 1:

UNIT 4 IN THE 4510 S. GREENWOOD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE NORTH 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 0020816725, 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-1, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020816725.

PARCEL 3: UNIT PU-2 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.

PIN# 20-02-313-067 affects land and other property

COMMONLY KNOWN AS: 4510 S. GREENWOOD #4, CHICAGO, IL 60615

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"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."

Cook County Clerk's Office