UNOFFICIAL COPY

Chicago Title Insurance Company
WARRANTY DEED

ILLINOIS STATUTORY (Corporation to Individual)

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 08/19/2003 10:52 AM Pg: 1 of 3

THE GRANTOR, 3554 West Flournoy, LLC, a Limited Liability Company created and existing under and by virture of the laws of the State of Minois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DCLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Managers of said Limited Liability, CONVEY(S) and WARRANT(S) to Diana Edwards and Terry Edwards, tenants in common, as jumple transactions for the same of the contractor, not

(GRANTEE'S ADDRESS) 448 N. Western Averlue, Chicago, Illinois 60612

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached he 'et) and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

subject to: (i) general real estate taxes not yet due; (ii) covenants, conditions, and restrictions of record, including the Declaration of Covenants, Conditions, Restrictions and By-Laws for the Condominium Association, as amended from time to time; (iii) any utility easements of record; (iv) zoning and building laws and ordinances; (v) party walls, if any; (vi) roads and highways, if any; (vii) acts done or suffered by Purchaser, and (viii) Seller's right to enter the Condominium to complete construction; none other.

TO HAVE AND TO HOLD said premises as tenants in common forever.

Permanent Real Estate Index Number(s): 16-14-400-008-0000

Address(es) of Real Estate: 3552-54 W Flournoy/623-25 S Central Park, Unit 623-3, Chicago, Illinois 60624

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager this 28th day of July, 2003.

3554 West Flourney, LLC

Contantine Foca

Manager

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STATE OF ILLINOIS, COUNTY OF _______SS. COPY

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Contantine Foca, personally known to me to be the Manager of the 3554 West Flournoy, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument and caused the corporate seal of said Limited Liability Company to be affixed thereto, pursuant to authority given by the Board of Managers of said Limited Liability Company, as his free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Mail To:

Genevieve M. Lynett, Esq. 10 N. Dearborn Street Chicago, Illinois 60602



REAL ESTATE TRANSFER TAX

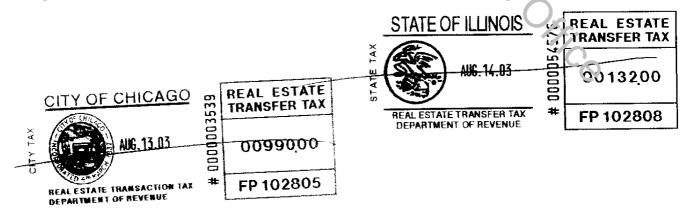
00066,00

FP 102802

Name & Address of Taxpayer: Diana Edwards and Terry Edwards

3552-54 W Flournoy/623-25 S Central Park, Unit 623-3

Chicago, Illinois 60624



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Legal Description

PARCEL 1:

UNIT NUMBER 623-3 IN THE CENTRAL PARK-FLOURNOY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 28 AND 29 IN BLOCK 9 IN SHOENBERGER'S SUBDIVISION OF THE WEST 3/4 OF THE NORTH 40 RODS OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0314810088, 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- 3 , A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY AT FACHED TO THE DECLARATION AFORESAID RECORCED AS DOCUMENT NUMBER 0314810088.

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 PROTERTY 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, EAS FMENTS, 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.