



SPECIAL WARRANTY DEED  
(Corporation to Individual)  
(Illinois)

Doc#: 0333942033  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 12/05/2003 07:58 AM Pg: 1 of 3

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 5<sup>th</sup> day of September, 2003, 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 TAMMI P. BOWDEN  
173 NORTH GROVE, OAK PARK, 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 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:

SEE LEGAL ATTACHED TO AND MADE PART OF

Above Space for Recorder's Use Only

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

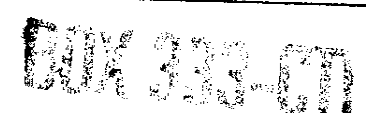
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or 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): 20-02-313-008 affects underlying land  
Address(es) of real estate: 1035 E. 45TH STREET #3, CHICAGO, IL 60653

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 [Signature]  
President

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

This instrument was prepared by WILLIAM S. HARRISON 5940 W. TOUHY #140, NILES, IL 60714  
(Name and Address)



# UNOFFICIAL COPY

MAIL TO: CLARINDA GIPSON ESQ.  
 (Name)  
P.O. Box 552  
 (Address)  
Matteson, IL 60443  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
TAMMI P. Bowden  
 (Name)  
P.O. Box 81361  
 (Address)  
Chicago, Illinois 60681-0361  
 (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.  
 a n 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 21 day of September, 2003.

[Signature]  
 Notary Public

Commission expires \_\_\_\_\_

STATE OF ILLINOIS



NOV. 24. 03


REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000039976

0033950

FP 102808

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX



NOV. 24. 03

COUNTY TAX

# 0000060123


REAL ESTATE TRANSFER TAX

0016975

FP 102802

REVENUE STAMP

CITY OF CHICAGO



NOV 24. 03

CITY TAX

# 0000006330

REAL ESTATE TRANSFER TAX

02546.25

FP 102805

REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

Box \_\_\_\_\_  
 SPECIAL WARRANTY DEED  
 Corporation to Individual

MAIL TO:

GEORGE E. COLE  
 REAL ESTATE

# UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1:

UNIT NUMBER 3 IN THE 1035 E. 45TH STREET CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 6 IN OWNER'S SUBDIVISION OF THE NORTH 132 OF THE WEST 1/2 AND THE NORTH 198 FEET OF THE EAST 1/2 OF BLOCK 6 (EXCEPT PARTS HERETOFORE DEDICATED AS STREETS) IN SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0324727070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE USE TO PARKING SPACES P3 AND P4 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0324727070.

PIN# 20-02-313-008 affects land and other property

COMMONLY KNOWN AS: 1035 E. 45TH STREET #1, CHICAGO, IL 60653

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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."