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Doc#: 0417041211
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/18/2004 12:10 PM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

2055040 MGR TITLE

THE GRANTOR, 6318-24 S. KIMBARK DEVELOPMENT, 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, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to EBONY COLBERT

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

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 402 and P-25
6318-24 S. KIMBARK AVE.
CHICAGO, ILLINOIS 60637

Permanent Real Estate Index Number: 20-23-200-019-0000, 20-23-200-022-0000

IN WITNESS WHEREOF, said Grantor 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 this 3rd day of May, 2004.

City of Chicago
Dept. of Revenue
342385
06/16/2004 15:00 Batch 02221 37
Real Estate Transfer Stamp
\$1,260.00



6318-24 S. KIMBARK DEVELOPMENT, INC.,
an Illinois corporation

BY: [Signature]
Its President

ATTEST: [Signature]
Its Secretary

M.G.R. TITLE

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Gheorghe Ciobanica, personally known to me to be the President and Iosif Joldes, personally known to me to be the Secretary of 6318-24 S. KIMBARK DEVELOPMENT, INC., an Illinois 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 severally acknowledged that as such President and Secretary they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her 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 3rd day of May, 2004.



[Signature]
NOTARY PUBLIC

Mail To:

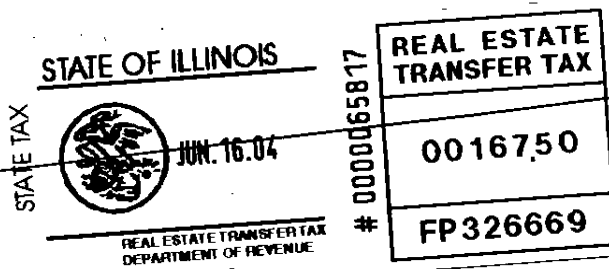
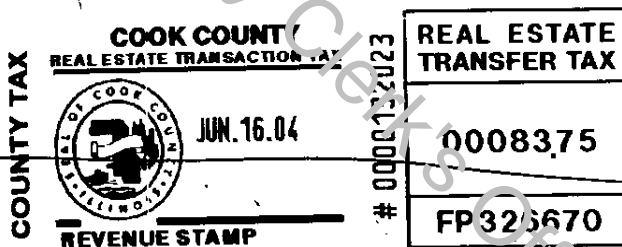
Jennifer Poltrack

Name and Address of Taxpayer:

Ebony Colbert
6318-24 S. Kimbark, Unit 402
Chicago, Illinois 60637

Prepared By:

Law Offices of Steven E. Moltz
79 West Monroe, Suite 826
Chicago, Illinois 60603



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LEGAL DESCRIPTION

PARCEL ONE:

UNIT(S) 402 & P-25 IN THE KIMBARK ESTATES CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22 AND 23 IN BLOCK 3 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RAILROAD, IN SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0318818024 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-402, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0318818024.

ADDRESS: UNIT(S) 402 and P-25,
6318-24 S. KIMBARK AVE.,
CHICAGO, ILLINOIS 60637

P.I.N: 20-23-200-019-0000, 20-23-200-020-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED JULY 7, 2003, AS DOCUMENT NUMBER 0318818024 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE

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DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

Property of Cook County Clerk's Office