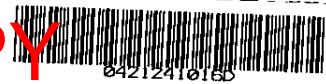


UNOFFICIAL COPY



Doc#: 0421241016
Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 07/30/2004 10:24 AM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual)

THE GRANTOR,

SYNOVATION DEVELOPMENT, LLC

Of the City of Chicago, County of Cook, State of Illinois, for and in Consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable Consideration in hand paid, CONVEYS AND WARRANTS to:

JAMES C LEE
3616 PINEGROVE AVE N #3
CHICAGO IL 60613

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

UNIT 6159-1 IN THE 6157-6159 S. EVANS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 24 AND THE SOUTH 30 FEET OF LOT 25 IN BLOCK 1 IN RESUBDIVISION OF WASHINGTON PARK ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT (D) TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412834000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME, IN COOK, COUNTY, ILLINOIS

* TO HAVE AND TO HOLD said premises forever.

Subject to: Covenants, conditions and restrictions of record, zoning and building laws and ordinances, public and utility easements; special taxes or assessments, if any, for improvements heretofore completed; unconfirmed special taxes or assessments; and general real estate taxes for the year 2003 and subsequent years.

Permanent Real Estate Index Number: 20-15-415-017, 20-15-415-018
Address of Real Estate: 6159 S. EVANS AVE #1, CHICAGO IL 60637

DATED this 26ND day of JULY, 2004.

Charles C. Wolfe (SEAL)
Synovation Development, LLC

City of Chicago
Dept. of Revenue
347229
07/29/2004 10:37 Batch 06213 36

Real Estate
Transfer Stamp
\$1,462.50

STATE OF ILLINOIS)
(Cook) SS.

* 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."

Box 45

METROPOLITAN TITLE CO. 04-064431

P

COUNTY OF COOK)

UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Synovation Development LLC, 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, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 26 day of July, 2004.

My commission expires _____

Gina Weniger
Notary Public

Send Subsequent Tax Bills

Synovation Development LLC
PO BOX 278
PARK RIDGE IL 60068



Prepared by
After Recording Mail to:

JAMES C LEE
3616 PINEGROVE AVE N #3
CHICAGO IL 60613

| | | | |
|------------|---------------------------------------------------|--------------|-------------------------------------|
| COUNTY TAX | COOK COUNTY REAL ESTATE TRANSACTION TAX | # 0000135862 | REAL ESTATE TRANSFER TAX |
| | JUL. 29. 04 | | 0009750 |
| | REVENUE STAMP | | FP326670 |

| | | | |
|---------------------------------------------------|--------------|----------------------|----------------------------|
| STATE OF ILLINOIS | # 0000067965 | REAL TRAN | ESTATE SFER TAX |
| JUL. 28. 04 | | 00 | 195.00 |
| REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE | | FP3 | 26669 |

Property of Cook County Clerk's Office