

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0422326028
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/10/2004 09:04 AM Pg: 1 of 3

This Indenture, made this 24th day of June, 2004, by and between Karen Tate An unmarried woman, ("Grantor"), and Lisa Boughton, an unmarried woman ("Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/ 100 Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt of whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, 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 ATTACHED SCHEDULE A

Permanent Real Estate Index Number(s): 20-02-314-130-1013
Address(es) of Real Estate: 4536 S. Woodlawn Avenue, Chicago, Illinois 60653
together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

And the Grantor, for herself, and her successors, does covenant, promise and agree to and with the Grantee, and her successors, that she has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, and through or under it, subject only to:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) applicable zoning and building laws and ordinances and other ordinances of record,
- (3) encroachments, if any;
- (4) acts done or suffered by Grantee or anyone claiming by, and through or under Grantee;
- (5) utility easements, if any, whether recorded or unrecorded;
- (6) covenants, conditions, restrictions, permits, casements and agreements of record, and
- (7) liens and other matters of title over which The Talon Group is willing to insure without cost to Grantee.

IN WITNESS WHEREOF, Grantor has caused this Deed to be executed and delivered by her for the purposes herein provided on the day and year first above written.

Karen Tate

KAREN TATE

7-19-04

LC TALEN LOOP 854605 10F3

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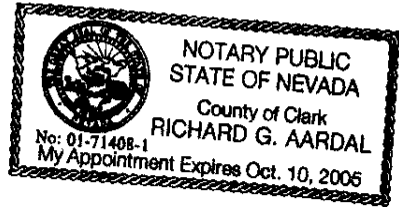
State of Nevada)
)
County of CLARK)

I, RICHARD G. AARDAL, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Karen Tate, personally known to me, did personally appear before me this day and signed and delivered the said instrument.

GIVEN under my hand and seal this 19th day of June, 2004.


NOTARY PUBLIC

Commission expires 10/10, 2005



Prepared By:
Jay H. Mittelstead Jr.
1 N. Franklin St., Ste. 650
Chicago, IL 60606

AFTER RECORDING, MAIL TO:

Ms. Lisa Boughton
4536 S. Woodlawn
Chicago, IL 60653

SEND TAX BILL TO:

Ms. Lisa Boughton
4536 S. Woodlawn
Chicago, IL 60653

CITY OF CHICAGO



JUL. 26. 04

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008271

REAL ESTATE TRANSFER TAX
01725.00
FP 102812

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Unit 4-9 in Shakespeare Condominium as delineated on the Survey of part of the East 1/2 of the Southwest 1/4 of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, according to the Declaration of Condominium Ownership recorded December 10, 1999 as Document No. 09153003, and any amendments thereto, in Cook County, Illinois together with its undivided percentage interest in the common elements.

Permanent Index #'s: 20-02-314-130-1013 vol. 250

Property Address: 4536 S. Woodlawn, Chicago, Illinois 60653

Property of Cook County Clerk's Office