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First American Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual



Doc#: 0423011011
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/17/2004 09:46 AM Pg: 1 of 3

THE GRANTOR, KJNJ Properties, Inc., a corporation created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 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, CONVEY(S) and WARRANT(S) to Brian A. Smith, a married man, of 5323 W. 95th Street, Oak Lawn, IL 60453 of the County of Cook, the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: General real estate taxes for the year 2003 and subsequent years; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; and, limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration.

Permanent Real Estate Index Number(s): 20-24-422-025-1003

Address(es) of Real Estate: 7010 South Clyde Avenue, Unit 2, Chicago, IL 60649

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 President, and attested by its Secretary this

16th day of March, 20 04

KJNJ Properties, Inc.

By: Karen I. Callero
Karen I. Callero, President

Attest: Karen I. Callero
Karen I. Callero, Secretary

FIRST AMERICAN TITLE
ORDER NUMBER 213554

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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 Karen I. Callero, personally known to me to be the President of the KJNJ Properties, Inc. and Karen I. Callero, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing 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 16TH day of March, 20 04.



Kathleen A. Nellesen
(Notary Public)

Prepared by:
Richard J. Arendt, Esq.
640 N. LaSalle Street, Suite 270
Chicago, IL 60610-3783

Mail To:
Brian A. Smith
5323 W. 95th Street
Oak Lawn, IL 60453

Name and Address of Taxpayer:
Brian A. Smith
5323 W. 95th Street
Oak Lawn, IL 60453

CITY OF CHICAGO

CITY TAX

JUL. 26. 04

REAL ESTATE TRANSFER TAX

00375.00

FP 102812

0000008227

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

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Exhibit "A" – Legal Description

Unit 7010-2, together with its undivided percentage interest in the common elements, in the 7010-7012 S. Clyde Condominium, as delineated and defined in the Declaration recorded August 7, 2000 as document 00599122, as amended from time to time, in the South 1/2 of the Southwest 1/4 of the Southeast 1/4 of Section 24, Township 38 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office