

4
WARRANTY DEED

2059679/MTL/PW 2/F 3



Doc#: 0505341005
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/22/2005 09:39 AM Pg: 1 of 2

THE GRANTOR Winona Development, Ltd.,
an Illinois 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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Leon T. Reed, ^{man} an unmarried/ of 14033 Park Avenue, Dolton, Illinois 60419

all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 20-23-222-023-0000

Address of Real Estate: 6626 South Kimbark
Unit 3N
Chicago, Illinois 60637

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 15 day of FEB, 2005.

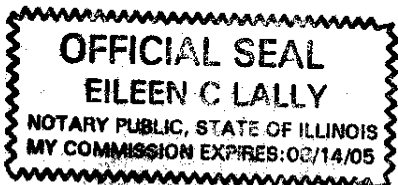
Winona Development, Ltd.
an Illinois corporation

By: 
Authorized Representative

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Roger Carey, Authorized Representative of Winona Development, Ltd., 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, and as the free and voluntary act of Winona Development, Ltd., for the uses and purposes therein set forth.

Given under my hand and official seal, this 15 day of FEB, 2005





NOTARY PUBLIC

My commission expires on _____


M.G.R. TITLE

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

 FEB. 18. 05
REVENUE STAMP

REAL ESTATE TRANSFER TAX
 # 0000152401
 00125.00
 LEGAL DESCRIPTION
 # 000076170
 FP326670

STATE TAX

STATE OF ILLINOIS

 FEB. 18. 05
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 00250.00
 # 000076170
 FP326669

UNOFFICIAL COPY

UNIT 3N IN THE 6626 SOUTH KIMBARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 6 IN BLOCK 10 IN OGLESBY'S SUBDIVISION OF BLOCK 10 AND 11 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF 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 NO. 0430634082 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3N AND STORAGE S-3N LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0430634082.

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.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 6626 South Kimbark Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Number: 20-23-222-023-0000

Address of Real Estate: 6626 South Kimbark, Unit 3N, Chicago, Illinois 60637

City of Chicago
 Dept. of Revenue
 369071
 02/18/2005 10:20 Batch 07296 41

Real Estate Transfer Stamp
 \$1,875.00



This instrument was prepared by: Eileen C. Lally, One East Wacker Drive, Suite 2920, Chicago, Illinois 60601

MAIL TO:
Sandra Austin, Esq.
245 South York Road
Elmhurst, Illinois 60126

Leon Reed
14033 Park Ave.
Dutton IL 60419

SEND SUBSEQUENT TAX BILLS TO:
Leon T. Reed
6626 South Kimbark, Unit 3N
Chicago, Illinois 60637