

UNOFFICIAL COPY

Warranty Deed

Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0514526068
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/25/2005 10:51 AM Pg: 1 of 4

Above Space for Recorder's Use Only

THE GRANTOR(S) *Osie V. Catron married*

of the City of Chicago County of Cook State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to

L.
Letitsha Sutton,

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

SEE ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, *subject to (see attached)*

THIS IS NOT HOMESTEAD PROPERTY

Permanent Index Number (PIN): 20-03-304-016

Address of Real Estate: 4337 South Prairie, Unit 1, Chicago IL 60653

P.N.T.N.

Dated this 5th day of May, 2005.

PLEASE PRINT OR TYPE NAMES BELOW
SIGNATURE(S) *Osie V. Catron* (SEAL) _____ (SEAL) _____
OSIE V. CATRON _____


_____ (SEAL) _____ (SEAL) _____

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 Osie V. Catron personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 5th day of May, 2005.

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Commission expires 1/10, 09


NOTARY PUBLIC

This instrument was prepared by: Gerald L. Berlin, Attorney at Law, 222 North Columbus Drive, Suite 4102 Chicago, Illinois 60601

MAIL TO:

Letitisha Sutton
4337 S Prairie
Unit #1
Chicago, IL 60653

SEND SUBSEQUENT TAX BILLS TO:

Letitisha Sutton
4337 South Prairie
Unit 1
Chicago, IL 60653


OR

Recorder's Office Box No. _____



CITY OF CHICAGO

CITY TAX



MAY.23.05


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005749

REAL ESTATE TRANSFER TAX
01935.00
FP 103026

STATE OF ILLINOIS

STATE TAX



MAY.23.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000012205

REAL ESTATE TRANSFER TAX
00258.00
FP 103021

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX



MAY.23.05

REVENUE STAMP

0000012216

REAL ESTATE TRANSFER TAX
00129.00
FP 103025

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THE NORTH 1/2 OF LOT 8 (EXCEPT THE EAST 25 FEET THEREOF AND THAT PART OF THE WEST 7.00 FEET OF THE EAST 32.00 FEET OF THE NORTH 1/2 OF LOT 8 IN BLOCK 1 HAVING AS A LOWER LIMIT A HORIZONTAL PLAN OF ELEVATION OF +32.35 FEET CCD ((CHICAGO CITY DATUM)), AND AS AN UPPER LIMIT A HORIZONTAL PLANE OF ELEVATION OF +52.25 FEET CCD, SAID ELEVATIONS ARE BASED ON THE CITY OF CHICAGO BECHMARK NUMBER 13, HAVING AN ELEVATION OF 16.39 FEET) IN BLOCK 1 IN "PIKE'S SUBDIVISION" OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0509439118 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN: 20-03-304-016-0000

C/K/A 4337 S. PRAIRIE, #1, CHICAGO, IL 60653

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SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, installments not due at the date hereof of any special tax or assessment for improvements heretofore below, general taxes for the year 2004 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 2005; Terms, provisions, covenants, conditions and options contained in and Rights and Easements established by the Declaration of Condominium Ownership recorded April 4, 2005 as Document Number 0509439118 as amended from time to time;

Grantor also hereby grants to the grantee, her 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 Ownership and the Declaration of Covenants, Conditions, Restrictions and Reciprocal Easements, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declarations 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.

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs and assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND.**