

UNOFFICIAL COPY

File # 110114114

WARRANTY DEED

Statutory (ILLINOIS)



Doc#: 0515711206 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 06/06/2005 10:06 AM Pg: 1 of 3

THE GRANTOR (NAME AND ADDRESS)

Sangamon Development, L.L.C. An Illinois Limited Liability Company 12332 West Donegal New Lenox, Illinois 60451

(The Above Space For Recorder's Use Only)

of the _____ City _____ of _____ New Lenox _____ County of _____ Cook _____, State of _____ Illinois _____

for and in consideration of TEN (10.00) DOLLARS, in hand paid, CONVEY and WARRANT to Shonda Smith 10013 South Eberhart Avenue Chicago, Illinois 60628

(NAMES AND ADDRESS OF GRANTEE(S))

Individually in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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 Individually Forever.

SUBJECT TO: General Taxes for 2004-2nd Installment and subsequent years and covenants, conditions and restrictions of record and public and utility easements.

Permanent Index Number (PIN): 17-34-310-011-0000 and 17-34-310-012-0000

Address(es) of Real Estate: 3535 South Prairie, Unit #2S, Chicago, Illinois 60616

DATED this 23rd day of May 2005

PLEASE PRINT OR

[Signature]

(SEAL) (SEAL)

Sangamon Development, L.L.C.

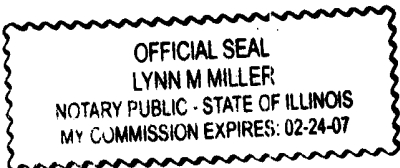
By: John J. McClafferty, Managing Member

BELOW

SIGNATURE(S)

(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 John J. McClafferty, Managing Member is personally known to me to be the same person(s) whose name(s) is 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.



IMPRESS SEAL HERE

Given under my hand and official seal, this 23rd day of May 2005 Commission expires 2/24 2007

[Signature]

NOTARY PUBLIC

This instrument was prepared by Jonathan P. Sherry, 150 North Wacker Drive, Suite 2020, Chicago, Illinois 60606

(NAME AND ADDRESS)

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Legal Description.


of the premises commonly known as 3535 South Prairie, Unit #2S, Chicago, Illinois 60616.

PARCEL 1: UNIT NO. 2N IN THE 3535 SOUTH PRAIRIE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE: LOTS 3 AND 4 AND THE SOUTH 1 FOOT OF LOT 2 IN JOHN T. DALE AND OTHERS, RESUBDIVISION OF THE SOUTH 11 FEET FIVE INCHES OF LOT 12 AND LOTS 13 TO 23, INCLUSIVE IN DALE'S SUBDIVISION, IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTH 10 ACRES IN NELSON'S SUBDIVISION, IN THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0430744000 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0430744000.

STATE TAX

STATE OF ILLINOIS



JUN. -1.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000113292


REAL ESTATE TRANSFER TAX
00249.00
FP 103027

REAL ESTATE TRANSFER TAX
01867.50
FP 102812

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



JUN. 1.05

REAL ESTATE TRANSFER TAX

REVENUE STAMP

0000010498

REAL ESTATE TRANSFER TAX
00124.50
FP 103028

CITY TAX

CITY OF CHICAGO

JUN. -1.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015305

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:

S. SMITH
(Name)

3535 S PRAIRIE
(Address)

Chicago IL 60615
(City, State and Zip)

S. SMITH
(Name)

3535 S PRAIRIE
(Address)

Chicago IL
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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Property of County Clerk's Office

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL RIGHT EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAIN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION RECITED AND STIPULATED AT LENGTH HEREIN."