

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)  
(Corporation to Individual)

THE GRANTOR,

SYNOVATION DEVELOPMENT, LLC

Of the City of Chicago, County  
of Cook, State of Illinois, for and in  
Consideration of Ten and No/100 Dollars  
(\$10.00) and other good and valuable  
Consideration in hand paid, CONVEYS  
AND WARRANTS to:

JAMES C LEE  
3616 PINEGROVE AVE N #3  
CHICAGO IL 60613

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

UNIT 6157-1 D THE 6157-6159 S. EVANS CONDOMINIUM, AS DELINEATED ON A  
SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 24 AND THE SOUTH 30 FEET OF LOT 25 IN BLOCK 1 IN RESUBDIVISION OF  
WASHINGTON PARK ADDITION TO CHICAGO IN SECTION 15, TOWNSHIP 38 NORTH, RANGE  
14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK, COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT (D) TO THE DECLARATION OF CONDOMINIUM  
RECORDED AS DOCUMENT NUMBER 0412834000; TOGETHER WITH ITS UNDIVIDED  
PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME,  
IN COOK, COUNTY, ILLINOIS

TO HAVE AND TO HOLD said premises forever.

Subject to: Covenants, conditions and restrictions of record, zoning and building laws and ordinances,  
public and utility easements; special taxes or assessments, if any, for improvements heretofore completed;  
unconfirmed special taxes or assessments; and general real estate taxes for the year 2003 and subsequent  
years.

Permanent Real Estate Index Number: 20-15-415-017, 20-15-415-018  
Address of Real Estate: 6157 S. EVANS AVE #1, CHICAGO IL 60637

DATED this 26ND day of JULY, 2004.

*Charles E. Witte* (SE, L.)  
Synovation Development, LLC

STATE OF ILLINOIS )  
                                  ) SS.

City of Chicago

Dept. of Revenue

347228

07/29/2004 10:36 Batch 06213 36



Real Estate

Transfer Stamp

\$1,462.50

"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."

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21-064427

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COUNTY OF COOK )

# UNOFFICIAL COPY

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Synovation Development LLC, 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, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 20 day of July, 2004.

My commission expires 4/30/06 Kerri McGee  
Notary Public




Send Subsequent Tax Bills


Synovation Development LLC  
PO BOX 278  
PARK RIDGE IL 60068

*Prepared by*  
After Recording Mail to:

JAMES C LEE  
3616 PINEGROVE AVE N #3  
CHICAGO IL 60613



COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000135863	REAL ESTATE TRANSFER TAX
	 JUL. 29. 04		00097.50
	REVENUE STAMP		FP326670

STATE TAX	STATE OF ILLINOIS	# 0000067966	REAL ESTATE TRANSFER TAX
	 JUL. 28. 04		00195.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326669

Property of Cook County Clerk's Office