

File # 1180982



First American Title Insurance Company



Doc#: 0524316045 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2005 10:18 AM Pg: 1 of 3

**WARRANTY DEED
ILLINOIS STATUTORY
Corporation to Individual**

THE GRANTOR, FIRST CHOICE REAL ESTATE INVESTMENTS, LTD., 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 GARNETTE WYNTER of 6401-03 SOUTH ST. LAWRENCE, UNIT 2S, CHICAGO, IL 60637 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

SUBJECT TO: General taxes for the year "2004" and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) "2004"

Permanent Real Estate Index Number(s): 20-22-212-001-0000

Address(es) of Real Estate: 6401-03 SOUTH ST. LAWRENCE UNIT 2S, CHICAGO, IL 60637

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, and attested by its PRESIDENT this

3rd day of August, 20 03

FIRST CHOICE REAL ESTATE INVESTMENTS, LTD.

Attest Michael Green
MICHAEL GREEN
PRESIDENT

*TENANT DID NOT HAVE RIGHT OF
FIRST REFUSAL.*

UNOFFICIAL COPY

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 MICHAEL GREEN, personally known to me to be the PRESIDENT of the FIRST CHOICE REAL ESTATE INVESTMENTS, LTD. and MICHAEL GREEN, personally known to me to be the PRESIDENT 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 and 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 3rd day of August, 2005.

Mark J. Helfand
OFFICIAL SEAL
Mark J. Helfand
Notary Public, State of Illinois
My Commission Exp. 03/26/2014
(Notary Public)

Prepared by:
MARK J. HELFAND
180 NORTH LASALLE - SUITE 1916
CHICAGO, IL 60601

Mail To:
GARNETTE WYNTER
6401-03 SOUTH ST. LAWRENCE
CHICAGO, IL 60637

Name and Address of Taxpayer:
GARNETTE WYNTER
6401-03 SOUTH ST. LAWRENCE
CHICAGO, IL 60637

STATE OF ILLINOIS
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
AUG. 19.05
0000014321
FP 103027
REAL ESTATE TRANSFER TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 19.05
0000014527
FP 103028
REAL ESTATE TRANSFER TAX

CITY OF ILLINOIS
REVENUE STAMP
AUG. 19.05

CITY OF CHICAGO
CITY TAX
AUG. 19.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
0000017400
REAL ESTATE TRANSFER TAX
0191250
FP 102812

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Exhibit "A" – Legal Description

PARCEL 1:

UNIT NO. 6401-2S , IN 6401-03 SOUTH ST. LAWRENCE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 AND 2 IN BLOCK 5 IN LORING AND GIBB'S SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 7, 2005, AS DOCUMENT 05188190000, 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 PARKING SPACE P-4 AND STORAGE SPACE S-4, AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE 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, 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.