UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)

GRANTOR(S), 4537 S. DREXEL INC.. a corporation created and existing under and by virtue of the laws of 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 pand paid, CONVEY(S) and WARRANT(S) to the grantee(s),

JUDITH M. BRADFOKT, OF Single Woman-5121 S. Woodlawn Chicago, IL 60615



Doc#: 0534840151 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 12/14/2005 02:28 PM Pg: 1 of 3

(The Above Space For Recorder's Use)

in the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Sec 1 -gal Description attached hereto

Marshy, 2005

4537 S. Drexer, Inc.

)SS

Alex Pearsall

Attest:

Mark Sutherland, its Senglary

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that <u>ALEW Pearsall</u>, personally known to me to be the President of the corporation and <u>Mark factorism</u>, personally known to me to be the Secretary of said corporation, and, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this _____

)

day of NOV

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MOTADVDIII

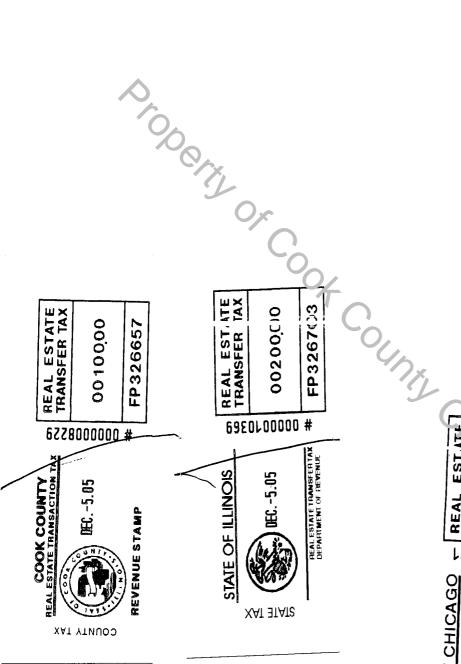
"OFFICIAL SEAL"
POSITION CHRIS STEINYS
PLINOIS COMMISSION EXPIRES 07/20/09

Near North National Title 222 N. LaSalle Chicago, IL 60601

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CITY TAX

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Legal Description

Unit #_506 and Parking Space P- __in the Drexel Park Lofts Condominium as delineated on the survey of part of the following described real estate:

Parcel 1:

Lot 2 in the Subdivision of Lots 6 and 7 and of Block 5 in Walker and Stinson's Subdivision of the West ½ of the Southwest ¼ of Section 2, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; and also,

Parcel 2:

Lots 3 and hin Block 5 in Hale and Harris Subdivision of the North 30.70 feet of Lot 8 and the South 69.30 feet of Lot 5 in Walker and Stinson's Subdivision of the West Half of the Southwest Quarter of Sec io. 2, 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 ownership recorded as document number 0526932003 in the recorder's office of Cook County, Illinois, together with its undivided percentage interest in the common elements, as amended from time to time.

PIN: 20-02-312-004; 20-02-312-024

ADDRESS OF PROPERTY: 4537 S. DREXEL BOULEVARD, CHICAGO, ILLINOIS 60653 There are no tenants in the building with the right of first refusal.

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 though the provisions of said Declaration were recital and stipulated at length herein.

This deed is subject to:

- 1. Real estate taxes not yet due and payable and for subsequent years;
- 2. The Declaration;
- 3. Public and utility easements;
- 4. Covenants, conditions, restrictions of record as to use and occupancy;
- 5. Applicable zoning and building laws, ordinances and restrictions;
- 6. Roads and highways, if any;
- 7. Provisions of the Condominium Property Act of Illinois;
- 8. Installments due after the date of closing of assessments established pursuant to the

claration; and

9. Acts done or suffered by the Purchaser.

Mail to GEORGIA A BENTY, ESQ, Sent Subsequent Tax Bill 30 N. Charles JL 60C02

Plephel by Dand Charles HSB

Chargo, L. 60602

Chargo, L. 60602

Sent Subsequent Tax Bills to: <u>C/O DREKEL PARK</u>

<u>COPTS CONDOMINIUM ASS'N</u>

<u>45375. DREXEL</u> BLVD,

CHICAGO, IL GOGOT