

# UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**



Doc#: 0610153091 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/11/2006 10:34 AM Pg: 1 of 4

GIT

4364581 (1/2)

THE GRANTOR New City Builders, Inc. a corporation created and existing under and by virtue of the laws of the state of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 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 Kenneth C. Scruggs, single (GRANTEE'S ADDRESS) 6912 N. Lakewood, Unit 6908-3E, Chicago, Illinois 60626

of the county of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

**SUBJECT TO:**

Permanent Real Estate Index Number(s): 11-32-118-016-0000  
Address(es) of Real Estate: 6912 N. Lakewood, Unit 6908-3E, Chicago, Illinois 60626

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary this 31st day of March, 2006.

New City Builders, Inc.  
By [Signature]  
Daniel Herlo  
President

Attest [Signature]  
Daniel Herlo  
Secretary

STATE TAX  
  
STATE OF ILLINOIS  
APR. -5.06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000033983

REAL ESTATE TRANSFER TAX  
0023500  
FP 103014

CITY OF CHICAGO  
CITY TAX  
  
APR. -5.06  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000018053

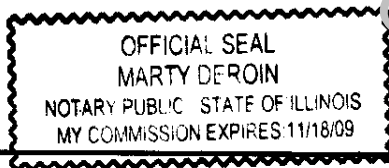
REAL ESTATE TRANSFER TAX  
0176250  
FP 103018

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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 Daniel Herlo personally known to me to be the President of the New City Builders, Inc. and Daniel Herlo personally known to me to be the Secretary 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 President and Secretary 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 31st day of March, 2006



*[Handwritten Signature]*

(Notary Public)

Prepared By: Marty DeRoin  
122 S. Michigan Ave., Suite 1800  
Chicago, Illinois 60603-

Mail To:

~~Kenneth C. Scruggs~~

~~6912 N. Lakewood, Unit 6908-3E~~

~~Chicago, Illinois 60626~~

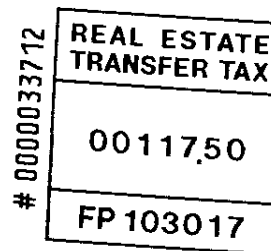
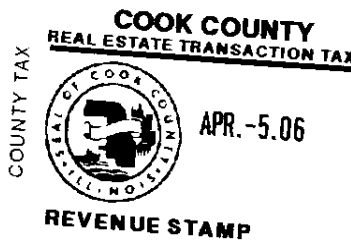
Name & Address of Taxpayer:

Kenneth C. Scruggs

6912 N. Lakewood, Unit 6908-3E

Chicago, Illinois 60626

*Kristen Richards*  
*2224 W Irving Park*  
*Chicago, IL 60618*



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ORDER NO.: 1301 - 004364581  
ESCROW NO.: 1301 - 004364581

STREET ADDRESS: 6908 NORTH LAKEWOOD AVENUE UNIT 3 E  
CITY: CHICAGO ZIP CODE: 60626 COUNTY: COOK  
TAX NUMBER: 11-32-118-016-0000

Property of Cook County Clerk's Office  
*Exhibit 'A'*

**LEGAL DESCRIPTION:**

**PARCEL 1:**

UNIT 6908-3E TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKEWOOD COURT I CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0527618021 IN THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-17, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER

*See attached legal*

UNIT ~~6908-3E~~ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAKEWOOD COURT CONDOMINIUMS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. ~~0527618021~~, IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The tenant of the subject unit either waived or failed to exercise the option to purchase the subject unit, or the tenant did not have an option to purchase the unit.

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 land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Subject to: covenants, conditions and restrictions of record, public and utility easements; ~~special governmental taxes or assessments for improvements not yet completed;~~ *per a ltr 1/16/06* unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2006 and subsequent years; purchaser's mortgage.

*Proprietor of Cook County Clerk's Office*