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UNOFFICIAL COPY

WARRANTY DEED

MTC # 2067640 (7th) 1 of 3



Doc#: 0612541053 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/05/2008 10:14 AM Pg: 1 of 3

THE GRANTOR Bowen Properties II Ltd., an Illinois 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 Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS in fee simple unto

Nanette B. Dozier, ^{summary test} a single person of, 5201 South Cornell Avenue, #8B, Chicago, Illinois 60615

all interest all interest in the following described real estate in the County of Cook and State of Illinois, to wit:

See Reverse Hereof for Legal Description

Permanent Index Number: 20-03-216-031-0000 (underlying unit)

Address of Real Estate: 461 East Bowen, Unit 1 & P-1 Chicago, Illinois 60653

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

TO HAVE AND TO HOLD said premises FOREVER.

Said Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the Grantor has caused its name to be signed by these presents by its Authorized Representative this 3 day of May, 2006.

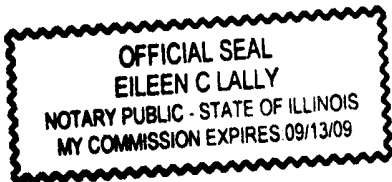
Bowen Properties II, Ltd.
an Illinois corporation

By: John Keaney
Authorized Representative

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 Keaney, Authorized Representative of Bowen Properties II, Ltd., 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, and as the free and voluntary act of Bowen Properties II, Ltd., for the uses and purposes therein set forth.

Given under my hand and official seal, this 3 day of May, 2006.



Eileen C Lally
NOTARY PUBLIC
My commission expires on 9/13/09

M.G.R. TITLE

UNOFFICIAL COPY**LEGAL DESCRIPTION**

UNIT 1 IN THE 461 EAST BOWEN CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST 35 FEET OF LOT 3 IN SUBDIVISION OF THE SOUTH 10 FEET OF LOT 1 WITH ALL OF LOTS 2, 3 AND 4 IN BLOCK 2 IN JENNINGS SUBDIVISION OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ (EXCEPT THE NORTH 10 ACRES THEREOF) OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0602634024, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-1 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0602634024.

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.

Subject to: (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; which are not violated by improvements on the property; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 461 East Bowen Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat of Survey attached to the Declaration, with encroachment endorsements on the owners title insurance policy; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Grantee against loss or damage; provided Grantor shall pay any and all fees and costs associated therewith.

THIS PROPERTY IS NOT HOMESTEAD PROPERTY.

Permanent Index Numbers: 20-03-216-031-0000 (Underlying Land)

Address of Real Estate: 461 East Bowen, Unit 1 Chicago, Illinois 60653

This instrument was prepared by: Eileen C. Lally, 111 West Washington, Suite 1401, Chicago, Illinois 60602

UPON RECORDING MAIL TO:
Shevon Fulman, Esq.
9848 South Beverly
Chicago, Illinois 60643

SEND SUBSEQUENT TAX BILLS TO:
Nanette B. Dozier
461 East Bowen, Unit 1,
Chicago, Illinois 60653

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20-03. 216-031

461 E. Bowen #1

Chicago, IL 60653


Property of Cook County

FP326670
0012950
REAL ESTATE TRANSFER TAX

000189123

REVENUE STAMP

MAY - 4.06



COOK COUNTY REAL ESTATE TRANSFER TAX

COUNTY TAX

STATE OF ILLINOIS

STATE TAX



MAY - 4.06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000094130

REAL ESTATE TRANSFER TAX

0025900

FP326669

City of Chicago

Dept. of Revenue

432225

05/04/2006 10:53



Real Estate

Transfer Stamp

\$1,942.50

Batch 07284 33