

THIS AGREEMENT, made July 14, 2006, by and between Christine Louis Corporation, 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, GRANTOR, and Celestene Gildersleeve and Sterling J. Gildersleeve, Jr., husband and wife, of the City of Chicago, State of Illinois, GRANTEE, WITNESSETH, that the Grantor, for and in consideration of the sum of TEN and no/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the Grantees, the receipt whereof is hereby acknowledged, and pursuant to authority of the Members of said company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to the Grantee's heirs and assigns, FOREVER, not in joint tenancy but as husband and wife in tenancy by the entirety, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:



Doc#: 0622004256 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/08/2006 02:34 PM Pg: 1 of 3

SEE EXHIBIT "A" LEGAL DESCRIPTION ATTACHED  
HERETO AND MADE A PART HEREOF

FIRST AMERICAN TITLE  
ORDER # 1402548  
1/2

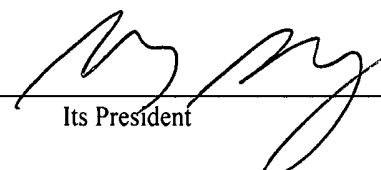
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, the Grantee's heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, and the Grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL CONVEY, and will warrant only and exclusively to those matters by, through or under the Grantor, and to those matters stated on Exhibit "A" attached hereto and made a part hereof.

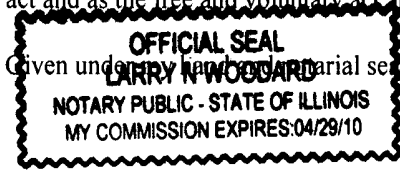
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its duly authorized member, the day and year first above written.

Christine Louis Corporation  
an Illinois corporation

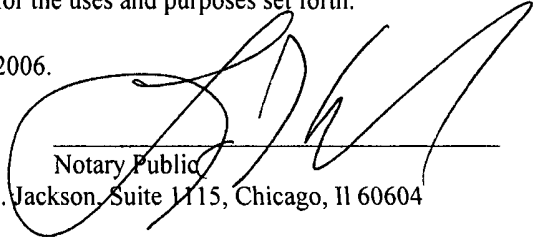
STATE OF ILLINOIS )  
COUNTY OF COOK )

By:   
Its President

I, the undersigned, a Notary Public in and for the said County, in the State, aforesaid, DO HEREBY CERTIFY that Mark Zoll is personally known to me to be the President of Christine Louis Corporation, an Illinois corporation, and whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said company as his free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes set forth.



Given under my hand and official seal this 14 day of July, 2006.

  
Notary Public

This instrument prepared by: WOODARD LAW OFFICES LLC, 53 W. Jackson, Suite 1115, Chicago, IL 60604  
After recording, return to:  
Send Subsequent Tax Bills to:

319

# UNOFFICIAL COPY

Property

STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 AUG.-4.06  
 # 99000000

REAL ESTATE TRANSFER TAX
00250.00
FP 103027

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
 DEPARTMENT OF REVENUE  
 AUG.-4.06  
 # 00000000

REAL ESTATE TRANSFER TAX
00125.00
FP 103028

CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 CITY TAX  
 AUG.-4.06  
 # 979500000

REAL ESTATE TRANSFER TAX
01875.00
FP 102812

Office

# UNOFFICIAL COPY

EXHIBIT "A"

## LEGAL DESCRIPTION

UNIT 4055-1 IN THE 4051-4059 SOUTH CALUMET AVE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 24, 25, 26 AND 27, IN CIRCUIT PARTITION OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART THEREOF TAKEN FOR GRAND BOULEVARD), WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 18, 2005, AS DOCUMENT 0513803046, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PART OF PIN(S):                   20-03-111-012-0000  
  20-03-111-013-0000

COMMON ADDRESS:               4051-4059 South Calumet Avenue, Unit 4055-1  
  Chicago, Illinois 60653

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, AND GRANTEE'S 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; GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; LIMITATIONS AND CONDITIONS IMPOSED BY THE ILLINOIS CONDOMINIUM PROPERTY ACT; LEASES AND LICENSES AFFECTING THE COMMON ELEMENTS, OR PORTIONS THEREOF, IF ANY; AND, COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD, ENCROACHMENTS, BUILDING LINE RESTRICTIONS AND ANY VIOLATIONS THEREOF AND USE OR OCCUPANCY RESTRICTIONS.

THE UNIT IS NOT OCCUPIED BY ANY TENANT, AND THE PRIOR TENANT, IF ANY, WAIVED OR FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.