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Doc#: 0631801246 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/14/2006 01:43 PM Pg: 1 of 4

Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)

④ AX4230043

THE GRANTOR(S)

Above Space for Recorder's use only

BRODERICK & DENNIS DEVELOPERS, INC., 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 the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

ROY L. SCONYERS, JR.

the following described Real Estate situated in the County of in the State of Illinois, to wit:

SEE ATTACHED

Permanent Index Number (PIN): 19-06-300-037-0000 (*affects underlying land*)

Address(es) of Real Estate: 4313 SOUTH HARLEM AVENUE, UNIT 4, STICKNEY, IL 60402

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2006 and subsequent years.

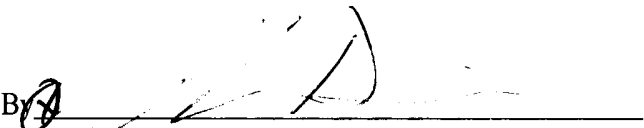
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, Jennifer Dennis, and attested by its Secretary, this 31st day of October, 2006.

VILLAGE OF STICKNEY

REAL ESTATE TRANSFER TAX

DATE 10-31-06

AMOUNT PAID \$ 650.00

By 
Jennifer Dennis, President
Broderick & Dennis Developers, Inc.

BOX 334 CT


Handwritten initials/signature

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State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Jennifer Dennis personally known to me to be President of the corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the 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 corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of October, 2006

Commission expires: 03-26-2009


NOTARY PUBLIC


This instrument was prepared by: John Farano, Jr., 7836 West 103rd Street, Palos Hills, Illinois 60465


MAIL TO:
SHARON O'SHEA, ESQUIRE
7502 W. MADISON STREET
FOREST PARK, IL 60130

SEND SUBSEQUENT TAX BILLS TO:
ROY L. SCONYERS, JR.
4313 SOUTH HARLEM AVENUE, UNIT 4
STICKNEY, IL 60402

OR

Recorder's Office Box No. _____

STATE OF ILLINOIS	
	NOV. - 2.06
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 0000032334	REAL ESTATE TRANSFER TAX
	00130.00
	FP 103032

COOK COUNTY	
REAL ESTATE TRANSACTION TAX	
COUNTY TAX	NOV. - 2.06
	REAL ESTATE TRANSFER TAX
REVENUE STAMP	00065.00
# 0000032493	FP 103034

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY****ORDER NUMBER:** 1410 HX4230043 EP**STREET ADDRESS:** 4313 S. HARLEM AVENUE

UNIT 4

CITY: STICKNEY**COUNTY:** COOK**TAX NUMBER:** 19-06-300-037-0000**LEGAL DESCRIPTION:**

UNIT NUMBER 4 IN 4313 S. HARLEM AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

THE NORTH 12.50 FEET OF LOT 23 AND ALL OF LOT 24 IN PREROST EDGEWOOD HOMES SECOND ADDITION, BEING A SUBDIVISION OF BLOCK 29 (EXCEPT THE EAST 375 FEET THEREOF) IN CIRCUIT COURT PARTITION OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1959 AS DOCUMENT 17530729.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT "A" THERETO ATTACHED, MADE BY CHICAGO TITLE AND TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 3, 1957 AND KNOWN AS TRUST NO. 39367, DATED AND RECORDED SEPTEMBER 11, 1959 AS DOCUMENT 17655504 AND CREATED BY DEED FROM CHICAGO AND TRUST COMPANY, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 3, 1963 AS DOCUMENT 18691200 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 25, 2006 AS DOCUMENT NUMBER 0626931017; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF P-6 AS LIMITED COMMON ELEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO

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EXHIBIT "B"

THE TENANT OF UNIT 4 HAS WAIVED OR HAS FAILED TO EXERCISE 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 AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office