



Doc#: 0631941018 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/15/2006 10:00 AM Pg: 1 of 3

WARRANTY DEED

MAIL TO:

~~8256 S. Cor~~ Ricky McCoy  
8256 S. Cornell #7  
Chicago, IL 60617

NAME & ADDRESS OF TAXPAYER:

Ricky McCoy  
8256 S. Cornell #7  
Chicago, IL 60617

RECORDER'S STAMP

THE GRANTOR(S), Southland Partners, LLC, an Illinois limited liability company, of Chicago, County of Cook, State of Illinois, and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and 00/100 DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Member/Manager(s) of Grantor, CONVEY(S) AND WARRANT(S) to Ricky McCoy, an unmarried person, Unit 7, 8256 S. Cornell, Chicago, IL 60617, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO.

Subject to: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; (g) limitations and conditions imposed by the Condominium Property Act and condominium declaration, if applicable.

Permanent Index Number(s): 20-36-188-039-0000

Property Address: Unit 7, 8256 S. Cornell, Chicago, IL 60617

The tenant of Unit 7 has waived or has failed to exercise the right of first refusal.

Grantor also hereby grants to 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.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

Southland Partners, LLC,  
an Illinois limited liability company

By: John Forst (SEAL)  
Its: Manager

*370 of 100*

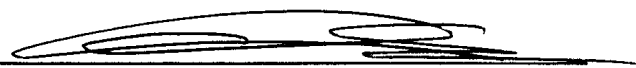
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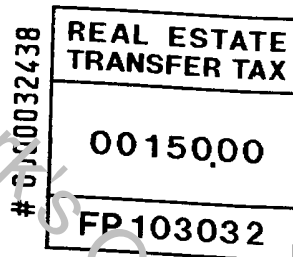
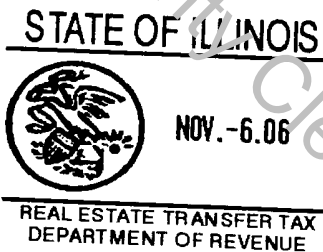
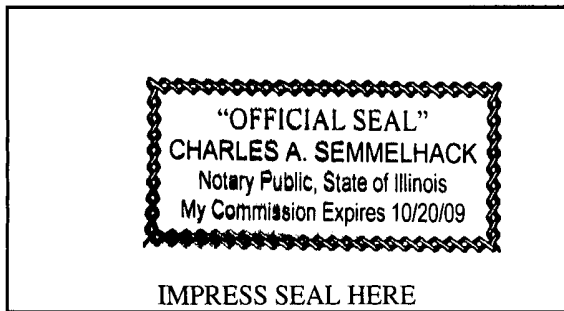
STATE OF ILLINOIS    }  
                                  ) ss.  
County of Cook        }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Southland Partners, LLC, an Illinois limited liability company, by its Manager, John D. Forst, personally known to me to be the Manager of said company and the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such Manager, he signed, sealed and delivered the instrument, pursuant to authority given by the company, as his free and voluntary act, and as the free and voluntary act of said company, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 30<sup>th</sup> day of October, 2006.

  
NOTARY PUBLIC

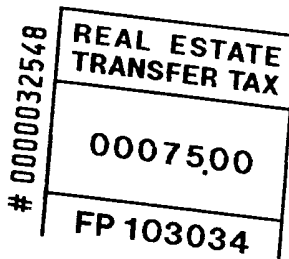
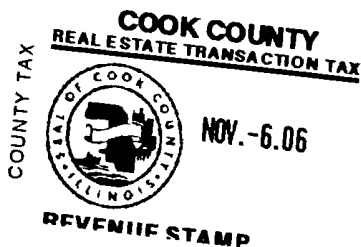
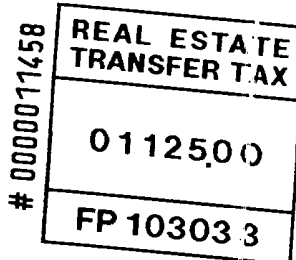
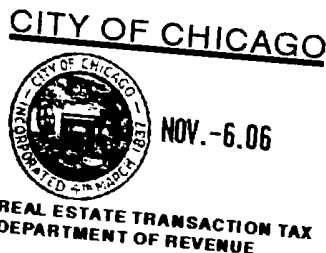
My Commission expires \_\_\_\_\_



COUNTY-ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Charles A. Semmelhack  
Defrees & Fiske  
200 South Michigan Avenue  
Suite 1100  
Chicago, IL 60604



# UNOFFICIAL COPY

Exhibit "A"

UNIT 7 IN THE 8254-8256 SOUTH CORNELL CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 14 (EXCEPT THE NORTH 19 FEET) AND ALL OF LOT 15 IN BLOCK 7 IN STONY ISLAND PARK, A SUBDIVISION OF THAT PART OF THE NORTH WEST 1/4 OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH WEST OF THE CENTER OF ANTHONY AVENUE, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0617945067, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office