

2070922-400-443-60. WARRANTY DEED ILLINOIS STATUTORY (L.L.C. TO INDIVIDUAL)

Doc#: 0634141012 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 12/07/2006 09:50 AM Pg: 1 of 3

,	
THE GRANTOR, SOUT	TH KENWOOD LLC, a Limited Liability Company, duly
organized and all'dly existing under and by virtue of the laws of the State of Illinois and	
duly authorized to transact busin	ness in the State of Illinois, for and in consideration of TEN
	her good and valuable consideration in hand paid, and
	Members and Managers of said company, CONVEYS AND
WARRANTS to Figinfely	
WARRANTS to FlyIIICI	Daloguii A SINGLE MAN
of <u>5654 S. Drexel</u> , Apt. 2	
the following Real Estate situate	d in the County of Cook in the State of Illinois, to wit:
SEE EXHIBIT "A" ATTA	ACHED HERETO AND MADE A PART HEREOF
Address of Real Estate: UN	NIT 207
66	10-18 S. KENWOOD AVENUE
	37 S. KIMBARK AVENUE
Cr	HICAGO, ILLINOIS 60637
D 7 37	····
	000 (affects 6610 S. Kenwood)
20-23-212-022-00	000 (affects 6537 S. Kimbark)
IN WITNESS WHEREC	OF, said Grantor has caused its seal to be hereto affixed,
and has caused its name to be si December 2006	gned to these presents by its Manager this 4 of

SOUTH KENWOOD LLC, an Illinois Limited Liability Company

- fillen

Its Member

Its Member

BY:

0634141012D Page: 2 of 3

UNOFFICIAL COPY

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 Marian Avram and Marcela Avram, personally known to me to be the members of **SOUTH KENWOOD LLC**, an Illinois limited liability company 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 acknowledged that they signed, sealed and delivered the said instrument as such members of said limited liability company, as their own and free voluntary act and as the true and voluntary act of said limited liability company, for the uses and purposes therein set forth

OFFICIAL SEAL
ARLETA L BAZILE
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/11/08

NOTARY PUBLIC Supple

Mail To:

Elina Golod Melvin C. Hansen & Associates 211 W. Wacker Drive, Suite 500 Chicago, Illinois 60606

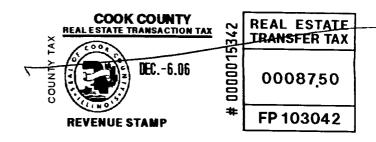
Name and Address of Taxpayer: Fiyinfolu O. Balogun

Unit 207 6610-18 S. KENWOOD AVE. 6537 S. KIMBARK AVE. CHICAGO, ILLINOIS 60637

Prepared By: Steven E. Moltz LAW OFFICES OF STEVEN E. MOLTZ 19 S. LaSalle St., Suite 900 Chicago, Illinois 60603







UNOFFICIAL COPY T-215

2-04-06

PARCEL 1:

03:36PM

LEGAL DESCRIPTION

UNIT(S) 207 IN THE CAROLINA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 3 AND 4 IN BLOCK 11 IN OGLESBY'S SUBDIVISION OF BLOCKS 10 AND 11 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF WEST ½ OF NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0633217163, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS:

6610-18 S. KENWOOD AVENUE CHICAGO ILLINOIS 60637

P.I.N.

20-23-223-017-0000

SUBJECT TO: (a) general real estate taxe, not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded November 28, 2006, as Document number 0633217163 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL