

UNOFFICIAL COPY



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

17

2070923-110-103-10.

WARRANTY DEED
ILLINOIS STATUTORY
(L.L.C. TO INDIVIDUAL)

THE GRANTOR, **SOUTH KENWOOD LLC**, a Limited Liability Company, duly organized and validly 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by Members and Managers of said company, CONVEYS AND WARRANTS to Fiyinfelw Balogun A SINGLE MAN

of 5654 S. Drexel, Apt. 2, Chicago, Illinois,
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

Address of Real Estate: UNIT 207
6610-18 S. KENWOOD AVENUE
6537 S. KIMBARK AVENUE
CHICAGO, ILLINOIS 60637

P. I. N. : 20-23-223-017-0000 (affects 6610 S. Kenwood)
20-23-212-022-0000 (affects 6537 S. Kimbark)

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this 4th day of December, 2006.

SOUTH KENWOOD LLC,
an Illinois Limited Liability Company

BY: [Signature]
Its Member

BY: [Signature]
Its Member

MGR TITLE

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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 free and voluntary act of said limited liability company, for the uses and purposes therein set forth

GIVEN under my hand and official seal, this 4th day of December, 2006.



Arleta L. Bazile
NOTARY PUBLIC

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

City of Chicago
Dept. of Revenue
481150
Real Estate Transfer Stamp
\$1,312.50
Batch 07225
12/06/2006 09:52



STATE OF ILLINOIS

STATE TAX

DEC. - 6.06

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000003826

REAL ESTATE TRANSFER TAX
0017500
FP 103041

COOK COUNTY

COUNTY TAX

REAL ESTATE TRANSACTION TAX

DEC. - 6.06

REVENUE STAMP

0000015342

REAL ESTATE TRANSFER TAX
0008750
FP 103042

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LEGAL DESCRIPTION

PARCEL 1:

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 taxes 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