

UNOFFICIAL COPY



0703241107D

Doc#: 0703241107 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/01/2007 11:40 AM Pg: 1 of 3

1071418/MTC/new/1072

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

THE GRANTOR, **5301 WASHINGTON CORP.**, a 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 TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to

Shemeka Nash, an unmarried woman

Address: P.O. Box 794, Oak Park, Illinois 60303

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(S) 5311-1
5301-11 W. WASHINGTON BLVD.
52-54 N. LOCKWOOD AVE.
CHICAGO, ILLINOIS 60644

and Parking Space #5

Permanent Real Estate Index Number:

16-09-322-002-0000

M.G.R. TITLE

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 and attested by its Secretary this 29th day of January, 2007.

5301 WASHINGTON CORP.,
an Illinois corporation

BY: _____

Its President

ATTEST: _____

Its Secretary

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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 GHEORGHE CIOBANICA, personally known to me to be the President and Secretary of 5301 WASHINGTON CORP., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

2007 GIVEN under my hand and official seal, this 29th day of January

[Handwritten Signature]
NOTARY PUBLIC



Mail To:

Nichole M. Capraro
Law Offices of T. M. Stewart, P.C.
1010 Lake Street, Ste. 612
Oak Park, Illinois 60301

City of Chicago
Dept. of Revenue
489934
01/30/2007 10/11 Batch 07256 18

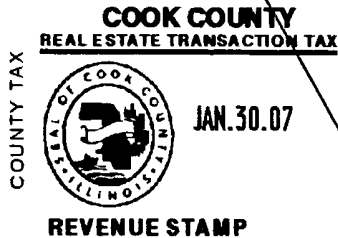


Real Estate
Transfer Stamp
\$1,350.00

Name and Address of Taxpayer:

Shemeka Nash

5301-11 W. Washington Blvd
52-54 N. Lockwood Ave.
Unit 5311-1
Chicago, Illinois 60637



REAL ESTATE TRANSFER TAX
0009000
FP 103042

Prepared By:

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



REAL ESTATE TRANSFER TAX
0018000
FP 103041

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LEGAL DESCRIPTION

UNIT(S) 5311-1 and P-5 IN THE WASHINGTON-LOCKWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4, AND 5 IN H.J. SHELDON'S SUBDIVISION OF THE EAST ½ OF THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF WASHINGTON BOULEVARD AND THE NORTH 12 RODS OF THE EAST ½ OF THE SOUTH ½ OF THE EAST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0634516072, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 5301-11 W. WASHINGTON BLVD., 52-54 N. LOCKWOOD AVE.
CHICAGO, ILLINOIS 60644

P.I.N. 16-09-322-002-0000

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 December 11, 2006 as Document number 0634516072 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