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Doc#: 0713142034 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 05/11/2007 08:05 AM Pg: 1 of 3

8376142 Munden CMC 1917 no abs

Property of Cook County Clerk

[Space Above This Line For Recording Data]

WARRANTY DEED

CITY OF CHICAGO

CITY TAX



MAY -7.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015746

REAL ESTATE
TRANSFER TAX

0215250

FP 102805

STATE OF ILLINOIS

STATE TAX



MAY -7.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000101991

REAL ESTATE
TRANSFER TAX

00287.00

FP 1028108

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



MAY -7.07

REVENUE STAMP

0000102226

REAL ESTATE
TRANSFER TAX

0014350

FP 102802

Box 234

3

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**SPECIAL WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)**

GRANTOR(S),
4449 S. Lake Park Inc., an Illinois corporation
a corporation created and existing under
and by virtue of the laws of State of Illinois,
and duly authorized to transact business
in the State of Illinois, for and in
consideration of Ten Dollars (\$10.00) and other good
and valuable consideration in
hand paid, CONVEY(S) and WARRANTY(S)
to the grantee(s)
LAWRENCE STERN
5142 S. Greenwood
Chicago, IL 606

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(The Above Space For Recorder's Use)

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Unit number 1S in the Lake Park Place Condominium as delineated on the Plat of Survey of the following described parcel of real estate:

PARCEL 1:

LOT 3 IN LYMAN'S RESUBDIVISION OF BLOCK 2 AND PART OF BLOCK 3 IN LYMAN'S SUBDIVISION OF THAT PART LYING WEST OF THE ILLINOIS CENTRAL RAILROAD OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 38 NORTH RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NO. 0709615133 IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-4, AS A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0709615133

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest claim or demand whatsoever, unto the Grantee, either in law or in equity, of in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

Box 334

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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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, his, her or their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be in any manner incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

- (1) the general real estate taxes not due and payable at the time of closing;
- (2) the Declaration, including all amendments and exhibits thereto and bylaws;
- (3) applicable zoning and building laws, building and building line restrictions, and ordinances;
- (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (5) streets and highways, if any;
- (6) private, public and utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, easements, permits and agreements of record;
- (8) liens and other matters of title over which the Title Insurer is willing to insure without cost to Purchaser; and
- (9) unconfirmed special taxes or assessments.

Permanent Real Estate Index Number(s): 20-02-404-008-0000

Address(es) of Real Estate: #1S, 4447-9 S. Lake Park, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal hereto affixed and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 26 day of April, 2007

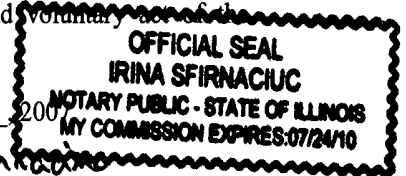
4449 S. Lake Park, Inc.

By: 
Mark Sutherland, President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Mark Sutherland, personally known to me to be the President of the corporation, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 24 day of April, 2007



NOTARY PUBLIC

Prepared By: David Chaiken, Esq., 111 W. Washington, #823, Chicago, Illinois 60602

Mail to: Lawrence Stern Send Subsequent Tax Bills To: same
4449 S Lake Park 1S
Chicago IL 60657