

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois) (1)



Doc#: 0714257087 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/22/2007 10:12 AM Pg: 1 of 3

~~Notice:~~

Sonseeahray Black-Russell
6715 South Dorchester, Unit 1S
Chicago, IL 60637

Name & address of taxpayer:

Sonseeahray Black-Russell
6715 South Dorchester, Unit 1S
Chicago, IL 60637

THE GRANTOR(S) Darryl Armstrong, unmarried, and Michael McKeown, unmarried,
of the City of Chicago, County of Cook and State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS
and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Sonseeahray Black-Russell, unmarried, of 6715 South Dorchester, Unit 1S, Chicago, IL
60637 (address), all interest in the following described real estate situated in the County of Cook, in the State of Illinois,
to wit:

UNIT 1S OF 1400 EAST 67TH PLACE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING
DESCRIBED REAL ESTATE: LOTS 24 AND 25 IN BLOCK 4 IN BASS' SUBDIVISION OF THE NORTH 1/2 OF THE
NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE
DECLARATION OF CONDOMINIUM RECORDED MARCH 29, 2007 AS DOCUMENT 0708815140 TOGETHER WITH ITS
UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Subject to the real estate taxes not yet due or payable and subsequent years, covenants, conditions, restrictions, and special
assessments confirmed after the date of the contract, if any, easements of records, building lines, zoning ordinances, public right of
ways for roads and highways.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO
HAVE AND HOLD said premises in fee simple forever.

Permanent index number(s) 20-23-402-007-0000
Property address: 6715 South Dorchester, Unit 1S, Chicago, IL 60637
DATED this 5th day of May, 2007.

1004089B
RETURN TO
LAW TITLE JOLIET
735 ESSINGTON RD., #102
JOLIET, IL. 60435

Darryl Armstrong

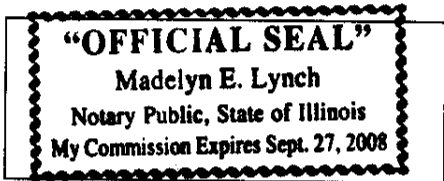
Michael McKeown

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois)

State of Illinois, County of Will ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Darryl Armstrong and Michael McKeown



personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and the person(s) acknowledged that the person(s) signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 8th day of May, 2007.

Commission expires 9/27/07 Madelyn Lynch

Recorder's Office Box No.

COUNTY- ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH D35 ILCS 200/31-45, PROPERTY TAX CODE.

DATE: May 8th, 2007

Buyer, Seller, or Representative: Darryl Armstrong
Darryl Armstrong

NAME AND ADDRESS OF PREPARER:

Blake A. Rosenberg, P.C.

Attorney at Law

2900 Ogden Avenue

Lisle, Illinois 60532

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

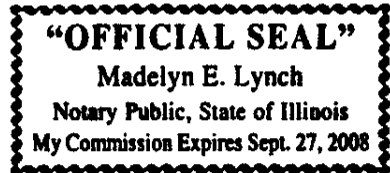
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 8th, 2007

Signature: *Darryl Armstrong*
Darryl Armstrong

Subscribed and sworn before me by
This 8th day of May,
2007.

Madelyn Lynch
Notary Public



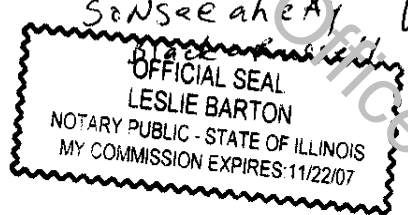
The grantee or his agent affirms and verifies that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated May 8th, 2007

Signature: *Michael McKernan*
Michael McKernan
Sensei Ahok
as agent

Subscribed and sworn before me by
This 8th day of May,
2007.

Julie Barton
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, of exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)