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Doc#: 0717742061 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/26/2007 09:23 AM Pg: 1 of 4


SA 3149025/Schwinger 10/16/2003/no als


Property of Cook County Clerk's Office

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WARRANTY DEED

CITY OF CHICAGO
CITY TAX

JUN. 20. 07
000016540
REAL ESTATE TRANSFER TAX
0172500
FP 102805
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

COOK COUNTY
COUNTY TAX
REAL ESTATE TRANSACTION TAX

JUN. 20. 07
0000103207
REAL ESTATE TRANSFER TAX
0011500
FP 102802
REVENUE STAMP
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

STATE OF ILLINOIS
STATE TAX

JUN. 20. 07
0000102977
REAL ESTATE TRANSFER TAX
0023000
FP 102808
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

Box 337

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Recording requested by:

and when recorded, please return this deed and tax statements to:

X KAYESHA ALLEN & WENDELL EWING
3938 S. WELLS #2
CHICAGO, IL 60609

Above reserved for official use only

SPECIAL WARRANTY DEED

THE GRANTOR: S GROUP INVESTMENTS, INC. a married unmarried individual whose address is 5122 W. 111th St Chicago, IL 60631 County of Cook, State of Illinois (insert grantor's name or names and place of residence) FOR A VALUABLE CONSIDERATION, in the amount of TEN AND NO/100 DOLLARS (\$10.00) in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEYS and SPECIALLY WARRANTS to KAYESHA ALLEN & WENDELL EWING (Grantee)** whose address is 2901 S. King Drive, Chicago, IL 60616 County of Cook, State of Illinois (Grantee's Address) all right, title, interest and claim to the following real estate in the City of Chicago, County of Cook, State of Illinois with the following legal description:

See Legal Description Attached

** not in tenancy in common, but in joint tenancy

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

Grantor further SPECIALLY WARRANTS and agrees to FOREVER DEFEND all and singular the said property unto the said Grantee, Grantee's heirs, executors, administrators, successors and/or assigns, against every person whomsoever claiming or to claim the same or any part thereof, by, through, or under Grantor, but not otherwise.

Permanent Index Number(s) 02-04-201-025 & 02-04-201-026

Property Address: 3938 South Wells Street, Unit 2, Chicago, Illinois 60609

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EXECUTED this day of 6/18, 2007

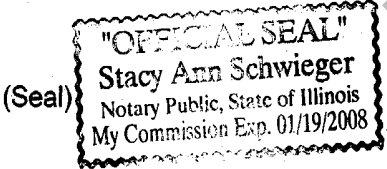
[Signature]

By: SHELDON SLUSHER, President
Type or print name

State of ILLINOIS)
County of COOK) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT SHELDON SLUSHER, Pres., S GROUP INVESTMENTS, INC. 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 acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 18th day of June, 2007



[Signature]
Signature of Notary Public
Stacy Schwieger
Printed Name of Notary

My commission expires on 1/19, 2008

MUNICIPAL TRANSFER STAMP (If Required)

COUNTY/ILLINOIS TRANSFER STAMP (If Required)

NAME & ADDRESS OF PREPARER:
DONALD M. LEIBSKER, Atty.
29 South LaSalle St., Ste. 415
Chicago, Illinois 60603

EXEMPT under provisions of Paragraph _____
Section 31-45, Property Tax Code.
Date: _____

Buyer, Seller or Representative

This document must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

UNOFFICIAL COPY**PARCEL 1:**

UNIT 2 IN THE 3938 SOUTH WELLS LUXURY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED LAND:

LOT 19 IN HURFORD'S SUBDIVISION OF PART OF BLOCK 3 LYING NORTH OF THE RIGHT OF WAY OF THE UNION STOCK YARD AND TRANSIT COMPANY IN PRYOR'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0700315062 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

"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.

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."