

UNOFFICIAL COPY

4380789(1/2)
SPECIAL WARRANTY DEED
IN ~~FEE SIMPLE~~ JOINT
TENANCY



Doc#: 0720147113 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/20/2007 10:26 AM Pg: 1 of 2

MAIL TO:
David L. Clark
11 South LaSalle St.
Chicago, IL 60603-1207

SEND TAX BILLS TO:
BAABA GRANT-ACQUAH
4216 S. Langley, UNIT 3
Chicago, IL 60653

THIS INDENTURE WITNESSETH, that the Grantor, Sean Costello, an unmarried man, for and in consideration of Ten and 00/100ths (\$10.00) Dollars, and other good and valuable consideration in hand paid, Conveys and Warrants unto GRANTEE: BAABA GRANT-ACQUAH AND NAANA GRANT-ACQUAH NOT AS TENANTS IN COMMON BUT AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP ~~IN FEE SIMPLE~~, all interest in the following described Real Estate situated in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION: See Page 2 attached hereto and made part hereof for legal description.
PROPERTY ADDRESS: 4216 S. Langley, UNIT 3, Chicago, IL 60653
PTN: 20-03-225-033-0000 (Affects property in question and other property.)

Subject to: General taxes for 2006 and subsequent years; covenants, conditions, restrictions of record, zoning laws and building lines and easements, if any, but only if the present use of the property is in compliance therewith or is a legal non-conforming use, the Condominium Property Act of Illinois and the Declarations and Bylaws of the 4216 S. Langley Condominium as thereafter amended from time to time; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, and TO HAVE AND TO HOLD said premises ~~IN FEE SIMPLE~~ forever. AS JOINT TENANTS

Grantor also hereby grants to the Grantees, their successors and assigns, as rights and easements appurtenant to the subject unit described herein the rights and easements for the benefit of said unit 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 land described therein.

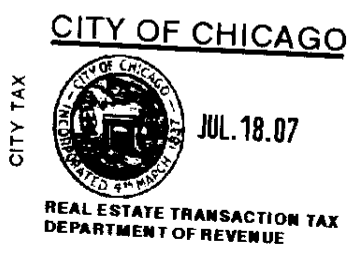
This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

In Witness Whereof, said Grantor has caused his name to be signed to this instrument this 17th day of MAY, 2007.

SEAN COSTELLO

(SEE NOTARY CLAUSE ON PAGE 2)

This instrument was prepared by: Suellen Kelley-Bergerson, Esq., 3319 West 95th Street, Evergreen Park, Illinois 60805 - (708) 425-6200.



REAL ESTATE TRANSFER TAX
01867.50
FP 103018

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