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GIT (7/19)



SPECIAL WARRANTY DEED

IN FEE SIMPLE

43262313

Doc#: 0720557079 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/24/2007 10:39 AM Pg: 1 of 3

MAIL TO: Thomas K. R. Stovall
P.O. Box 1567
Matteson, IL 60443

SEND TAX BILLS TO:
THOMAS K. STOVALL
4216 S. Langley, UNIT 1
Chicago, IL 60653

THIS INDENTURE WITNESSETH, that the Grantor SEAN COSTELLO, an unmarried man, of 6633 W. 91st Place, Oak Lawn, Cook County, IL 60453, 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: THOMAS K. STOVALL,

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 1, 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.

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.

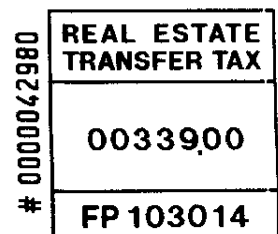
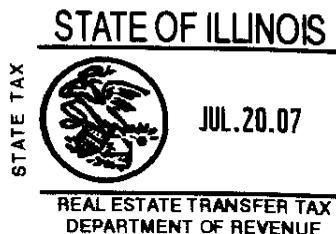
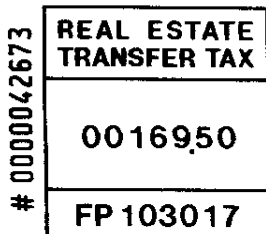
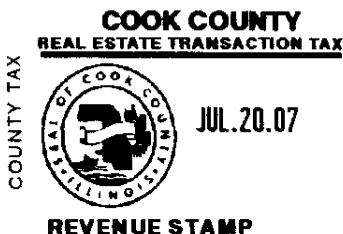
This deed is subject to all rights, easements, covenants, restrictions, and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

In Witness Whereof, said Grantor has caused ~~its corporate~~^{his} seal to be hereto affixed, and has caused ~~his~~^{his} name to be signed to these presents by ~~its Member Manager~~^{Member Manager}, SEAN COSTELLO, this 19 day of MAY, 2007.

~~AKI CONSTRUCTION, INC~~

SEAN COSTELLO, ~~President~~ ^{INDIVIDUALLY}
(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.



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0711 3615070
4216 South Langley

LEGAL DESCRIPTION:

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ~~5151 SOUTH WABASH~~ CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0643745072, IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. *See attached legal description*

PROPERTY ADDRESS: 4216 S. Langley, UNIT 1, Chicago, IL 60653

PTN: 20-03-225-033-0000

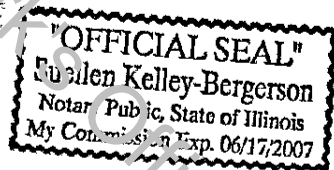
Affects property in question and other property.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for said County and State, DO HEREBY CERTIFY that SEAN COSTELLO is personally known to me to be the authorized officer of ~~AJL CONSTRUCTION, INC., an Illinois Corporation, and is 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 as such authorized officer of the Illinois Corporation, he signed and delivered the said instrument pursuant to authority, given by the Articles of Incorporation and the Board of Directors of AJL CONSTRUCTION INC., as his free and voluntary act, and as the free and voluntary act and deed of said Illinois Corporation, for the uses and purposes therein set forth.~~

GIVEN under my hand and official seal this 11 day of May 2007.

Auella Kelley Bergerson
NOTARY PUBLIC



SEND SUBSEQUENT TAX BILLS TO:

Mr. THOMAS K. R. STOVALL
4216 S. Langley, UNIT 1
Chicago, IL 60653

CITY TAX

CITY OF CHICAGO

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

JUL. 20. 07

0000002486

REAL ESTATE TRANSFER TAX
0254250
FP 103018

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ORDER NO.: 1301 - 004326213
ESCROW NO.: 1301 - 004326213

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STREET ADDRESS: 4216 SOUTH LANGLEY UNIT 1
CITY: CHICAGO **ZIP CODE:** 60653
TAX NUMBER: 20-03-225-033-0000

COUNTY: COOK

Property of Cook County Clerk's Office

LEGAL DESCRIPTION:

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4216 SOUTH LANGLEY CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0713615070, IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.