

UNOFFICIAL COPY



Doc#: 0720705236 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/26/2007 03:57 PM Pg: 1 of 3

WARRANTY DEED

1e12

139039 Box 441

THE GRANTOR, 4627 SOUTH DREXEL, LLC, a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Managers of said Limited Liability Company, CONVEYS and WARRANTS to KATHERINE RICHARDSON, a SINGLE WOMAN, of 4553 S. Wabash, Chicago, IL, of the County of COOK, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A"

PIN: 20-02-316-005-0000
20-02-316-006-0000

Common Address: 4637 South Drexel Blvd., Unit 1W, Chicago, IL

Subject To: (1) real estate taxes not yet due and payable; (2) inc. Act; (3) the Declaration; (4) covenants, conditions and restrictions and building lines then of record; (5) easements existing or of record; (6) acts done or suffered by Buyer; (7) special taxes or assessments for improvements not yet completed and drainage district or other assessments or installments thereof, not due as of the Closing Date (collectively referred to as the "Permitted Exceptions").

The tenant of Unit 1W has waived or failed to exercise the right of first refusal.

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 right 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.

BOX 441

3
Handwritten signature

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In Witness Whereof, 4627 SOUTH DREXEL, LLC has caused its name to be signed to these presents by its Manager, this ___ day of _____, 200~~8~~.

Dated: July 19, 200~~8~~

4627 South Drexel, LLC, an Illinois limited liability company

By


Mark Zoll, its Manager

City of Chicago



Real Estate

Dept. of Revenue

Transfer Stamp

521266

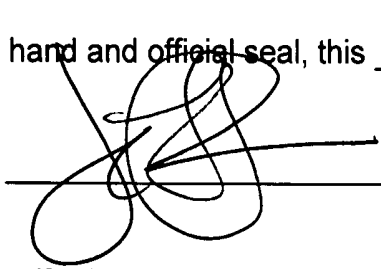
\$2,737.50

07/20/2007 12:15 Batch 05390 18

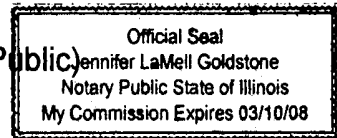
STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Mark Zoll is personally known to me to be the Manager of 4627 South Drexel, LLC, and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by said Limited Liability Company, as his free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of JULY, 200~~8~~



(Notary Public)




Prepared By: Jennifer LaMell Goldstone
Zamparo & Labow, P.C.
25 Tri-State International, Suite 150
Lincolnshire, IL 60069


Mail To:

ENRIQUE LIPEZKER
221 NORTH LASALLE ST. SUITE 2040
CHICAGO, IL 60601

Taxpayer Name and Address:

Kathlene Richardson
4637 S. Drexel Blvd Unit 1W
Chicago Ill

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	JUL. 20. 07	# 0000016018
		00365.00
		FP 103037
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	JUL. 20. 07	# 0000028317
		00182.50
		FP 103042
	REVENUE STAMP	

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LEGAL DESCRIPTION

134039-RILC

UNIT 1W AND PARKING SPACE _____ IN DREXEL COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1:

THE SOUTH 50 FEET OF THE NORTH 1/2 (EXCEPT THE WEST 60 FEET THEREOF, TAKEN FOR BOULEVARD) OF LOT 6 IN BLOCK 8 IN WALKER AND STINSON'S SUBDIVISION SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 1/2, (EXCEPT THE WEST 60 FEET, TAKEN FOR BOULEVARD OF LOT 6 IN BLOCK 8 IN WALKER AND STINSON'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE NORTH 20.35 OF LOT 6 OF CLARKE AND LAYTON'S SUBDIVISION OF LOTS 7,8,9 AND 10 IN BLOCK 8 IN WALKER AND STINSON'S SUBDIVISION AFORESAID, ALL IN COOK COUNTY.

WHICH SURVEY IS ATTACHED AS EXHIBIT 1 TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0629222160, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 20-02-316-005-0000 AND 20-02-316-000-0000 (UNDERLYING)

CKA: 4637 SOUTH DREXEL BOULEVARD, UNIT 1W CHICAGO, IL, 60653

Property of Cook County Clerk's Office