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UNOFFICIAL COPY



2073802 MTC 10/2 V

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

Doc#: 0721941023 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/07/2007 10:17 AM Pg: 1 of 3

THE GRANTOR, **5301 WASHINGTON CORP.**, a corporation 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 Board of Directors of said corporation, CONVEYS AND WARRANTS

to
BRANDON FRANCIS, a single man

Address: 5107 N. Wolcott Avenue, Apt. 302, Chicago, IL 60640

the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate:

UNIT(S) 5301-3 and P-9
5301-11 W. WASHINGTON BLVD.
52-54 N. LOCKWOOD AVE.
CHICAGO, ILLINOIS 60644

Permanent Real Estate Index Number:

16-09-322-002-0000

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary this 3rd day of August, 2007.

5301 WASHINGTON CORP.,
an Illinois corporation

BY: _____

[Signature]
Its President

ATTEST: _____

[Signature]
Its Secretary

M.G.R. TITLE

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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 GHEORGHE CIOBANICA, personally known to me to be the President and Secretary of 5301 WASHINGTON CORP., an Illinois corporation, and 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 severally acknowledged that as such President and Secretary she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 3rd day of August, 2007



[Signature]
NOTARY PUBLIC

Mail To:

Thomas P. Sotos
SOTOS & ASSOCIATES, P.C.
360 N. Michigan Avenue, Suite 1116
Chicago, Illinois 60601

Name and Address of Taxpayer:

Brandon Francis
5301-11 W. Washington Blvd
52-54 N. Lockwood Ave.
Unit 5301-3
Chicago, Illinois 60637

Prepared By:

Steven E. Moltz
LAW OFFICES OF STEVEN E. MOLTZ
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603

08/06/2007 10:40 Batch 11876 37
523648
Dept. of Revenue
City of Chicago
Real Estate Transfer Stamp
\$1,470.00

STATE OF ILLINOIS

AUG.-6.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000016901

REAL ESTATE TRANSFER TAX
00196.00
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX

AUG.-6.07

REVENUE STAMP

0000029195

REAL ESTATE TRANSFER TAX
00098.00
FP 103042

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LEGAL DESCRIPTION

UNIT(S) 5301-3 + P-9 IN THE WASHINGTON-LOCKWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4, AND 5 IN H.J. SHELDON'S SUBDIVISION OF THE EAST ½ OF THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF WASHINGTON BOULEVARD AND THE NORTH 12 RODS OF THE EAST ½ OF THE SOUTH ½ OF THE EAST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0634516072, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: 5301-11 W. WASHINGTON BLVD., 52-54 N. LOCKWOOD AVE.
CHICAGO, ILLINOIS 60644

P.I.N. 16-09-322-002-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded December 11, 2006 as Document number 0634516072 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL