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Doc#: 0724057088 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/28/2007 02:46 PM Pg: 1 of 3

Please return to:
Marjorie Ann Fortner
P.O. Box 1445
Frankfort, IL 60423

Send subsequent tax bill to:
Audrey Blair
3719 S. Indiana, #1N
Chicago, IL 60653

Prepared by:
Wallace K. Moy
53 W. Jackson, Suite 1564
Chicago, Illinois 60604

8-20
4379925(113) GIT

SPECIAL WARRANTY DEED

THE GRANTOR, **BLACKNARD & MARK DEVELOPMENT, INC.**, an Illinois 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 (\$10.00) Dollars, in hand paid, hereby grants, remises, and conveys to Audrey Blair, an unmarried Person of 525 Wyoming Avenue, PA, ~~husband and wife~~, GRANTEE(S), of Chicago, Illinois, ~~not as joint tenants or tenants in common, but as tenants by the entirety~~, all of Grantor's right, title and interest in and to the following described real estate situated in Cook County, Illinois, legally described as attached hereto. 3719 S. Indiana, Unit 1N Chicago, IL 60653.

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) covenants, conditions and restrictions of record; (c) easements existing or of record; (d) building, building line and use or occupancy restrictions; (e) acts done or suffered by Buyer; (f) applicable ordinances of the City of Chicago; (g) special taxes or assessments not yet levied; (h) rights of way for drainage titles, ditches, feeders and laterals, (i) any exceptions to title which are insured over by Title Insurer, and (j) Condominium declaration and by-law as recorded and amended. .

And Grantor(s), for itself and its successors does covenant, promise and agree, to and with Grantee(s), Grantee's heirs and assigns, that Grantor(s) has not done or suffered to be done anything whereby the property hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that Grantor(s) will warrant and forever defend title to the property, against all persons lawfully claiming or who may claim the same, by, through or under Grantor(s) but not otherwise.

Dated this 16th day of August, 2007.

BLACKNARD & MARK DEVELOPMENT, INC.

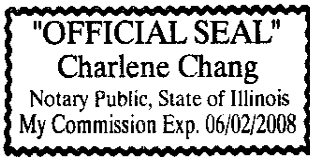
BY: Andre Blacknard
ANDRE BLACKNARD, ITS PRESIDENT

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STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andre Blacknard, President of Balacknard & Mark Development, Inc., personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he(they) signed, sealed and delivered the said instrument as his(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16th day of August, 2007.



Charlene Chang

 Notary Public

CITY TAX	CITY OF CHICAGO AUG.21.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000002810	REAL ESTATE TRANSFER TAX 0254250 FP 103018
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX AUG.21.07 REVENUE STAMP
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# 0000043193	REAL ESTATE TRANSFER TAX 0016950 FP 103017
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STATE TAX	STATE OF ILLINOIS AUG.21.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE
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# 0000043501	REAL ESTATE TRANSFER TAX 0033900 FP 103014
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LEGAL

PARCEL 1: UNIT 1N AND P-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 3719 SOUTH INDIANA CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO.0722115062, IN THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THERE WERE NO TENANTS AS THIS IS NEW CONSTRUCTION.

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.

P.I.N.: ~~17-34-316-003-0000~~ and ~~17-34-316-115-0000~~

17-34-316-003-0000

Commonly known as: 3719 South Indiana, Unit 1N
Chicago, Illinois 60653