

# UNOFFICIAL COPY



Doc#: 0731357003 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/09/2007 08:52 AM Pg: 1 of 3

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(416)

Please return to:

Cindy S. Mangiaforte  
70 W. Madkson, #3100  
Chicago, IL 60602

Send subsequent tax bill to:

James Lewis  
3719 S. Indiana, #4S  
Chicago, IL 60653

Prepared by:

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

## 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 James Lewis of 2511 Jackson Blvd, #10A, Chicago, 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.

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 5th day of November, 2007.

**BLACKNARD & MARK DEVELOPMENT, INC.**

BY: Andre Blacknard  
ANDRE BLACKNARD, ITS PRESIDENT



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## LEGAL

~~PARCEL 1~~: UNIT 4S AND P-7 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.072211505a, 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

Commonly known as: 3719 South Indiana, Unit 4S  
Chicago, Illinois 60653