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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)



0733011075D

Doc#: 0733011075 **Fee:** \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/26/2007 02:30 PM Pg: 1 of 3

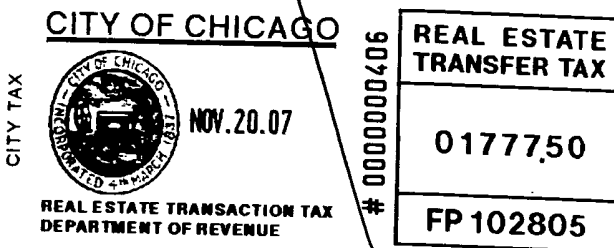
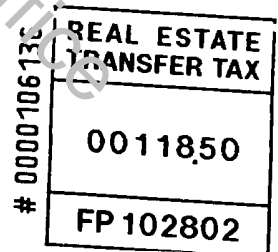
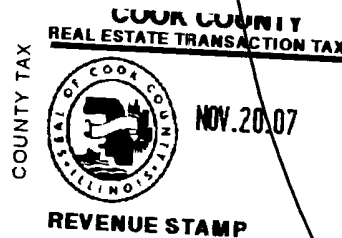
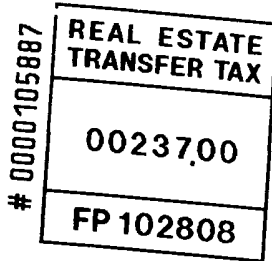
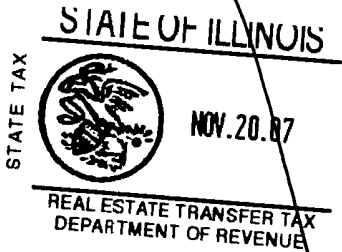
NOV 2007
LMP

THE GRANTOR, Crawford Development Partners, LLC, an Illinois 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 Board of Directors of said corporation, **CONVEY(S)** and **WARRANT(S)** to Laverne Chambers, Single,
(GRANTEE'S ADDRESS) 10 Arbor Circle, Colmar, PA 18915
of the County of _____, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SUBJECT TO: See Exhibit "A" attached hereto and made a part hereof

Permanent Real Estate Index Number(s): 20-23-211-018-0000
Address(es) of Real Estate: 6531-33 South Woodlawn Avenue, Unit 3N and Parking, Space P-6

3R



BOX 334 CTI

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IN WITNESS WHEREOF, the Grantor has executed and delivered this Warranty Deed on this 19th Day of NOVEMBER 2007.

GRANTOR:

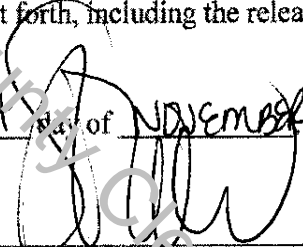
Crawford Development Partners, LLC
An Illinois Limited Liability Company

By: 
Clifton Crawford, Managing Manager of
Crawford Development Partners, LLC.

STATE OF ILLINOIS)
)SS.
COUNTY OF COCK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Clifton Crawford, Managing Manager of Crawford Development Partners, LLC, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed, and delivered the said instrument as 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 19th day of NOVEMBER 2005

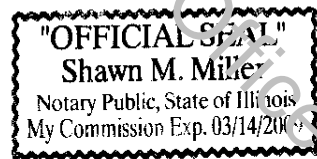


Notary Public

(SEAL)

Mail to:
Kari A. Malone, Esq.
449 Taft Avenue
Glen Ellyn, Illinois 60137

Name and Address of Taxpayer:
Laverne Chambers
6531-33 South Woodlawn Avenue
Unit 3N
Chicago, Illinois 60637



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EXHIBIT "A" LEGAL DESCRIPTION

PROPERTY ADDRESS: 6531-33 S. Woodlawn Avenue, Unit 3N, Chicago, Illinois 60637

UNIT 3N AND PARKING SPACE P-6 IN THE 6531-33 SOUTH WOODLAWN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 IN BLOCK 1 IN WAIT AND MURNO'S ADDITION TO HYDE PARK IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0522303043 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Subject To: (i) general real estate taxes not yet due and payable; (ii) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable; (iii) covenants, conditions, restrictions, and easements of record; (iv) public, private and utility easements; (v) applicable zoning and building laws, statutes and ordinances; (vi) the Illinois Condominium Property Act; (vii) the Declaration and By-Laws for the 6531-33 South Woodlawn Condominium Association, and any amendments thereto recorded with the Cook County Recorder's Office; (viii) leases and licenses affecting the Property; (ix) Encroachments that do not effect the use of the Property as a condominium residence; (x) acts of Purchaser or anyone claiming by, through or under Purchaser, including Purchaser's mortgage, if any; and (xi) such other matters as to which the Title Insurer commits Purchaser against loss or damage.

Tenant of the Unit either waived or failed to exercise the option to purchase the subject Unit, or the Tenant did not have an option to purchase the Unit, unless the Tenant is the Purchaser, in which case the should be disclosed. The Purchaser is not the Tenant.

Grantor also hereby grants to the Grantee, it's 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 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.

PERMANENT INDEX NO.: 20-23-211-056-1005
20-23-211-056-1012