

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



0734131061D

Doc#: 0734131061 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/07/2007 12:12 PM Pg: 1 of 3

085502713 Munder CTC 1047 100 abs

Property of Cook County Clerk's Office

THE GRANTOR, KVS Investments, Inc., 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, **CONVEY(S) and WARRANT(S)** to Abu Gyamfi, An Individual,
(GRANTEE'S ADDRESS) 120 W. 81st Street, Chicago, Illinois 60620

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' attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements

Permanent Real Estate Index Number(s): 20-17-107-004-0000
Address(es) of Real Estate: 1217 West Garfield, Chicago, Illinois 60636

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President, this 17th day of April, 2007.

KVS Investments, Inc.

By Seamus Flanagan
Seamus Flanagan
President

Box 334

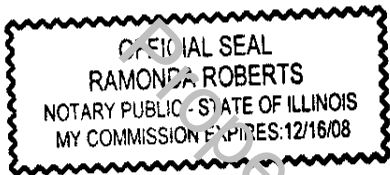
3 pgs

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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 Seamus Flanagan, personally known to me to be the President of the KVS Investments, Inc., personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, appeared before me this day in person acknowledged that as such Seamus Flanagan, President he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their 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 17th day of April, 2007



Ramonda Roberts (Notary Public)

Prepared By: Daniel G. Lauer
1424 W. Division Street
Chicago, Illinois 60622

Mail To:
Sodipe & Associates, LTD
475 Frontage Road, Suite 208
Darien, IL 60561

Abu Gyamfi
120 W 81st Street
Chicago, IL 60620

Name & Address of Taxpayer:
Abu Gyamfi
1217 West Garfield
Chicago, Illinois 60636

Abu Gyamfi
120, W 81st Street
Chicago, IL 60620

CITY OF CHICAGO

CITY TAX



DEC. -6.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000000523

REAL ESTATE TRANSFER TAX
02887,50
FP 102805

STATE OF ILLINOIS

STATE TAX



DEC. -6.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000106041

REAL ESTATE TRANSFER TAX
00385,00
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



DEC. -6.07

REVENUE STAMP

0000106291

REAL ESTATE TRANSFER TAX
00192,50
FP 102802

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EXHIBIT 'A'

Legal Description

LOT 7 IN 55TH STREET BOULDEVARD ADDITION A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office