UNOFFICIAL COPY

WARRANTY DEED

(Illinois Statutory)

The Grantor, Genesis Housing Development Corporation, an Illinois not-for-profit organization with offices at 3763 South Wabash Avenue, Chicago, Illinois 60653, by Donnie Brown, its Executive Director, in consideration of the sum of ten and 00/100 dollars (\$10.00) and other good and valuable consideration, in hand paid, conveys and warrants to Julian Ridley Dawson, ("Grantee"), an unmarried nan, of 454 E. 44th Street, Chicago, Illinois 60653, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:



Doc#: 0804411158 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/13/2008 02:46 PM Pg: 1 of 3

(Above space for Recorder's use only)

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes, not due and payable at the time of closing; zoning and building laws or ordinances; use or occupancy restrictions, conditions and covenants of record, so long as they do not interfere with the current use and enjoyment of the Real Estate public and utility easements that serve the premises; and such other matters as to which the Title Insurer commits to insure Grantee against loss or damage.

Permanent Real Estate Index Number: 20-03-400-071-0000

Address of Real Estate: 454 E. 44th Street, Chicago, Illinois 60653

DATED this <u>ig</u> day of January, 2008

Genesis Housing Development Corporation BY: Donnie Brown, Its Executive Director

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State of Illinois)
) s
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Donnie Brown, personally known to me to be the Executive Director of Genesis Housing Development Corporation, seller, 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 acknowledged that as Executive Director he signed, sealed and delivered the said instrument, pursuant to authority given by the Board of Directors of Genesis Housing Development Corporation as their voluntary act, and as the free and voluntary act and deed of the company, for the uses and purposes therein set forth.

Given under my hand and official seal, on January 2008

Motary Public

OFFIGIAL SEAL
KIMBERLY HOGAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-20-2010

This Instrument was prepared by:

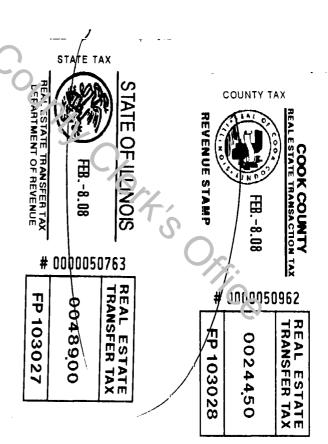
Ivy Dilworth Attorney at Law P.O. Box 20676 Chicago, IL, 60620

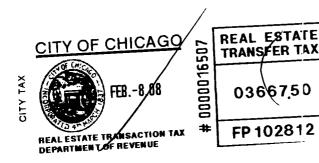
Mail to:

Julian Dawson 454 E. 44th Street Chicago, Illinois 60653

Send subsequent tax bills to: Julian Dawson 454 E. 44th Street

Chicago, Illinois 60653





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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: The South 67 feet of Lot 7 (except the West 85 feet thereof) in Emigh and Kilmer's Subdivision Plat of that part of West Vincernes Avenue of the South 1/2 of the Northwest 1/4 of the Northwest 1/4 of the Southeast 1/4 of Section 3, Township 38 North Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index #'s: 20-03-400 071 Vol.No 252

Chicago, 2. Property Address: 454 East 44th Street, Chicago, Illinois 60653