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2017002-MTC, lbf2.0

WARRANTY DEED  
ILLINOIS STATUTORY  
(CORPORATION TO INDIVIDUAL)

Doc#: 0809141054 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/31/2008 12:19 PM Pg: 1 of 3

M.G.R. TITLE

THE GRANTOR, **5301 WASHINGTON CORP.**, 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, CONVEYS AND WARRANTS to

Tobi V. Johnson

Address: 419 Hannah Avenue, Apt. #1, Forest Park, Illinois 60130

the following 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

Address of Real Estate:

UNIT(S) 5309-3  
**5301-11 W. WASHINGTON BLVD.  
52-54 N. LOCKWOOD AVE.  
CHICAGO, ILLINOIS 60644**

Permanent Real Estate Index Number:

**16-09-322-002-0000**

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary this 27 day of March, 2008.

**5301 WASHINGTON CORP.**,  
an Illinois corporation

BY: \_\_\_\_\_

*[Signature]*  
Its President

ATTEST: \_\_\_\_\_

*[Signature]*  
Its Secretary

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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 GHEORGHE CIOBANICA, personally known to me to be the President and Secretary of 5301 WASHINGTON CORP., an Illinois corporation, 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 severally acknowledged that as such President and Secretary she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her 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 27 day of March, 2008



*[Signature]*  
NOTARY PUBLIC

Mail To:

Kimberly A. Pack  
Attorney at Law  
710 E. 47th Street, Suite 100W  
Chicago, Illinois 60653

Name and Address of Taxpayer:

Tobi V. Johnson  
  
5301-11 W. Washington Blvd  
52-54 N. Lockwood Ave.  
Unit 5309-3  
Chicago, Illinois 60637

Prepared By:

Steven E. Moltz  
LAW OFFICES OF STEVEN E. MOLTZ  
19 S. LaSalle St., Suite 900  
Chicago, Illinois 60603

City of Chicago  
Dept. of Revenue  
547718  
03/28/2008 11:18 Batch 07222 33  
Real Estate Transfer Stamp  
\$1,215.00



STATE OF ILLINOIS  
STATE TAX  
MAR. 28. 08  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 000027574  
REAL ESTATE TRANSFER TAX  
00162.00  
FP 103037



COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
MAR. 28. 08  
COUNTY TAX  
# 000039837  
REAL ESTATE TRANSFER TAX  
0008100  
FP 103042



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## LEGAL DESCRIPTION

UNIT(S) 5309-3 + P-4 IN THE WASHINGTON-LOCKWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS 1, 2, 3, 4, AND 5 IN H.J. SHELDON'S SUBDIVISION OF THE EAST ½ OF THAT PART OF THE EAST ½ OF THE NORTHWEST ¼ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF WASHINGTON BOULEVARD AND THE NORTH 12 RODS OF THE EAST ½ OF THE SOUTH ½ OF THE EAST ½ OF THE WEST ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0634516072, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

ADDRESS: 5301-11 W. WASHINGTON BLVD., 52-54 N. LOCKWOOD AVE.  
CHICAGO, ILLINOIS 60644

P.I.N. 16-09-322-002-000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded December 11, 2006 as Document number 0634516072 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

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, 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL