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ABS

WARRANTY DEED



Doc#: 0822133092 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/08/2008 11:05 AM Pg: 1 of 3

(of 2)

Property of Cook County Clerk's Office

THE GRANTOR, 4235 South Calumet, LLC, an Illinois Limited Liability Company, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, hereby **CONVEYS** and **WARRANTS** to **Olujimi Adeonigbagbe**, an unmarried man of Chicago, IL, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois to-wit:

See Exhibit A attached hereto and incorporated herein by this reference.

Subject only to: general real estate taxes not due and payable as of the date hereof; the Condominium Property Act of the State of Illinois, the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; covenants, conditions and restrictions of record; private, public and utility easements; rights, if any, of persons providing private television or communication services; acts done or suffered to be done by Grantee or anyone claiming by, through or under Grantee; and any other matters which shall be insured over by the title insurer;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Numbers	Address of Real Estate
20-13-123-013-0000 ✓	4235 South Calumet, Unit 4N
20-13-123-014-0000	Chicago, Illinois 60653

The 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 also 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. There are not tenants within the property.

Beleze 221482

CT7 Blackin

Bob

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STREET ADDRESS: 4235 S. CALUMET UNIT 4S

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 20-03-123-013-0000

LEGAL DESCRIPTION: 014

PARCEL 1:

UNIT 4S IN THE 4235-37 S. CALUMET CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE SOUTH 12 FEET OF LOT 2 AND ALL OF LOTS 3 AND 4 IN THE SUBDIVISION OF LOTS 25 TO 36 AND LOTS 61 TO 72 IN A. J. AVERILL'S SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 11, 2008 AS DOCUMENT NUMBER 0819331030 ; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-10; LIMITED COMMON ELEMENTS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY.

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