

190081 1082. **UNOFFICIAL COPY**

WARRANTY DEED (Illinois)

THIS DEED is made as of the 21  
day of AUGUST, 2013,  
by and between



Doc#: 1327529036 Fee: \$48.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/02/2013 12:30 PM Pg: 1 of 6

JEROME CEPHAS AND AYANNA M.  
BUTLER-CEPHAS

("Grantor," whether one or  
more),

and

GLEND A SUE REYNOLDS

a(n) Single person

of Chicago, Illinois

("Grantee," whether one or  
more).

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

PARCEL 1:

UNIT 4862-2E IN THE ASHLIE MANOR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OF PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 7 AND 8 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 7, CONDEMNED FOR WIDENING ASHLAND AVENUE) IN BLOCK 2 IN INGLEDREW'S ADDITION TO RAVENSWOOD SUBDIVISION OF THE SOUTH 21.37 ACRES OF THE NORTH 31 ACRES OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (WEST OF GREEN BAY ROAD), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 28, 1996 AS DOCUMENT NO. 96819015, TOGETHER WITH ITS (THEIR) UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENTS P-15, AS DELINEATED ON A SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NO. 96819015.

COMMONLY KNOWN AS: 4862 N. ASHLAND AVE., UNIT 2E, CHICAGO, IL 60640

PARCEL INDEX NUMBER (PIN): 14-07-423-059-1006, VOLUME 476

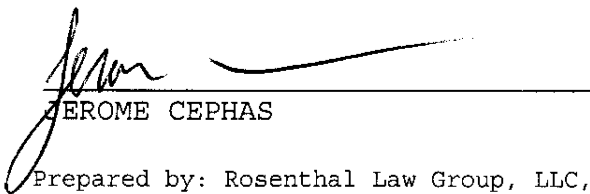
# UNOFFICIAL COPY

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2013 and subsequent years.

COMMONLY KNOWN AS: 4862 N. ASHLAND AVE., UNIT 2E, CHICAGO, IL 60640  
PARCEL INDEX NUMBER (PIN): 14-07-423-059-1006, VOLUME 476

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 21 day of AUGUST, 2013.

  
\_\_\_\_\_  
JEROME CEPHAS

  
\_\_\_\_\_  
AYANNA M. BUTLER-CEPHAS

Prepared by: Rosenthal Law Group, LLC, 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:  
Rosenthal Law Group  
3700 W Devon Ave  
Lincolnwood IL 60712

SEND SUBSEQUENT TAX BILLS TO:  
GLENDA SUE REYNOLDS  
4862 N Ashland #2E  
Chicago, IL 60640

OR 7907-D

RECORDER'S OFFICE BOX NO. \_\_\_\_\_

# UNOFFICIAL COPY

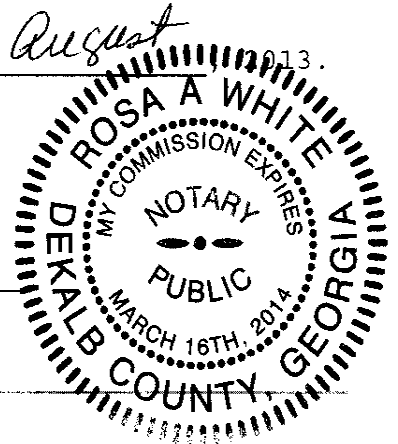
STATE OF Georgia }  
COUNTY OF DeKalb } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that JEROME CEPHAS is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 21 day of August, 2013.

Notary Public Rosa A. White

Commission Expires: 3/16/2014



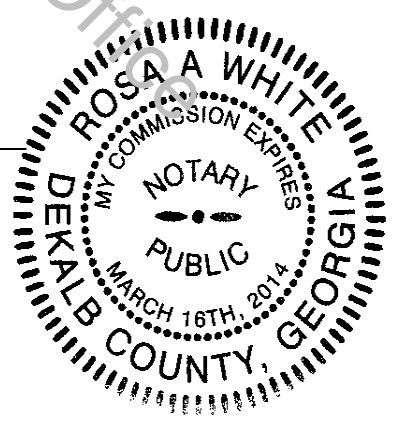
STATE OF Georgia }  
COUNTY OF DeKalb } SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that AYANNA M. BUTLER-CEPHAS is/are personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 21 day of August, 2013.

Notary Public Rosa A. White

Commission Expires: 3/16/2014



**UNOFFICIAL COPY**

**THIS WARRANTY DEED RESALE RESTRICTION** is made as of the 21 day of August, 2013, by and between

JEROME CEPHAS AND AYANNA M. BUTLER-CEPHAS  
("Grantor," whether one or more),

and

GLENDIA SUE REYNOLDS  
("Grantee," whether one or more).

REGARDING PROPERTY LOCATED AT 4862 N. ASHLAND AVE., UNIT 2E, CHICAGO, IL 60640 AND KNOWN BY PARCEL INDEX NUMBER (PIN): 14-07-423-059-1006, VOLUME 476

**PARCEL 1:**

UNIT 4862-2E IN THE ASHLE MANOR CONDOMINIUMS, AS DELINEATED ON A SURVEY OF PART OF PARTS OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
LOTS 7 AND 8 (EXCEPT THAT PART LYING EAST OF A LINE 50 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SECTION 7, CONDEMNED FOR WIDENING ASHLAND AVENUE) IN BLOCK 2 IN INGLEDEW'S ADDITION TO RAVENSWOOD SUBDIVISION OF THE SOUTH 21.37 ACRES OF THE NORTH 31 ACRES OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, AND THE SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (WEST OF GREEN BAY ROAD), IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 28, 1996 AS DOCUMENT NO. 96819015, TOGETHER WITH ITS (THEIR) UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENTS P-15, AS DELINEATED ON A SURVEY ATTACHED TO THE CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NO. 96819015.

**WARRANTY DEED RESALE RESTRICTION**

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$163,200.00 UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

## REAL ESTATE TRANSFER

09/30/2013



<b>CHICAGO:</b>	\$1,020.00
<b>CTA:</b>	\$408.00
<b>TOTAL:</b>	\$1,428.00

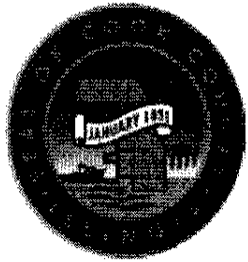
14-07-423-059-1006 | 20130801609379 | 447LF8

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER**

**09/30/2013**



<b>COOK</b>	<b>\$68.00</b>
<b>ILLINOIS:</b>	<b>\$136.00</b>
<b>TOTAL:</b>	<b>\$204.00</b>

14-07-423-059-1006 | 20130801509379 | BBAQ2C