

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
CORPORATION



Doc#: 1421315076 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/01/2014 11:46 AM Pg: 1 of 4

THE GRANTOR, Consulate Square Condominium Development Association, a not-for-profit 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 and 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 Edward Lee, a single man, of the City of Chicago, County of Cook, State of Illinois 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

SUBJECT TO:

Grantor, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the grantor.

Permanent Real Estate Index Number(s): 13-35-208-032- 1052

Address(es) of Real Estate: 3225 W. Fullerton, P-24
Chicago, IL 60647

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its President, and attested by its Treasurer this:

28th day of June, 20 14

Consulate Square Condominium Development Association

By: Gwendolyn A. Norcross
Gwendolyn A. Norcross, President

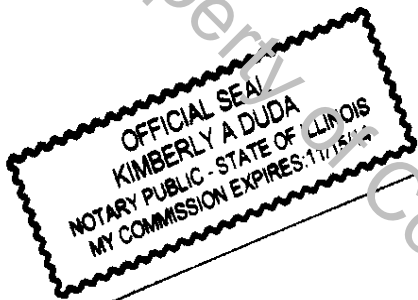
Attest: James C. Williams
James C. Williams, Treasurer

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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 Gwendolyn A. Norcross, personally known to me to be the President of the Consulate Square Condominium Development Association and James C. Williams, personally known to me to be the Treasurer of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Gwendolyn A. Norcross and James C. Williams they 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 28th day of June, 2014.



[Handwritten Signature]


Notary Public

EXEMPT UNDER PROVISIONS OF PARAGRAPH
(e) SECTION 31-45,
REAL ESTATE TRANSFER TAX LAW

DATE: June 28, 2014
[Handwritten Signature]

Signature of Buyer, Seller or Representative

Prepared by:
Law Offices of Kimberly Duda, Ltd.
811 W. Superior St., Suite 1
Chicago, IL 60642



REAL ESTATE TRANSFER TAX		28-Jul-2014
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00

After Recording Mail to:
Law Offices of Kimberly Duda, Ltd.
811 W. Superior St., Suite 1
Chicago, IL 60642

13-35-208-032-1052 | 20140701614436 | 0-379-220-096

Name and Address of Taxpayer:

Edward Lee
2350 N. Kedzie, Unit N
Chicago, Illinois 60647

REAL ESTATE TRANSFER TAX		31-Jul-2014
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

13-35-208-032-1052 | 20140701614436 | 1-426-098-304



First American
Title Insurance Company

Special Warranty Deed - Corporation

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UNIT P-24 IN THE FULLERTON-KEDZIE CONDOMINIUM DEVELOPMENT AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 20 AND 21 IN BLOCK 1 IN SHIPMAN, BILL AND MERRILLS SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY LYING BELOW AN ELEVATION OF 33.06 FEET (CCD)):

THAT PART OF LOT 20 IN BLOCK 1 IN SHIPMAN, BILL AND MERILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF A BUILDING 0.99 FEET WEST AND 0.87 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 20 THEREFROM; THENCE SOUTHERLY 87.56 FEET ALONG THE EAST FACE OF SAID BUILDING TO THE FACE OF AN EAST-WEST WALL EXTENDED EASTERLY TO THE OUTSIDE FACE OF THE BUILDING; THENCE WESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE 19.42 FEET TO THE CENTERLINE OF A NORTH-SOUTH WALL; THENCE NORTHERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 43.02 FEET, ALONG THE CENTERLINE OF SAID WALL TO THE CENTERLINE OF AN EAST-WEST WALL; THENCE WESTERLY AT A RIGHT ANGLE TO THE LAST DESCRIBED COURSE 4.30 FEET, ALONG THE CENTERLINE OF SAID WALL, TO THE CENTERLINE OF A NORTH-SOUTH WALL; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 44.17 FEET ALONG THE CENTERLINE OF SAID WALL, TO THE NORTH FACE OF SAID BUILDING; THENCE EASTERLY 23.93 FEET ALONG THE FACE OF SAID BUILDING, TO THE POINT OF BEGINNING ALL IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 7, 2006 AS DOCUMENT 0606634021, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Note: For informational purposes only, the land is known as:

3225 W. Fullerton
Chicago, IL 60647

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated June 20, 2014

Signature: _____

Grantor or Agent

Subscribed and sworn to before me
By the said Kimberly Duda
This 28 day of June, 2014
Notary Public Erica Buttmann



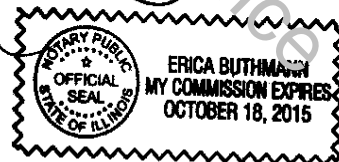
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date June 20, 2014

Signature: _____

Grantee or Agent

Subscribed and sworn to before me
By the said Kimberly Duda
This 28 day of June, 2014
Notary Public Erica Buttmann



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)