

UNOFFICIAL COPY

(1)

CAMBRIDGE TITLE COMPANY
3100 Dundee Road, Suite 906
Northbrook, IL 60062

CL 141038

WARRANTY DEED



Doc#: 1423150022 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/19/2014 02:02 PM Pg: 1 of 3

The GRANTOR(S), **EQUITYBUILD, INC.**, the parties of the first, in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), **JASON R. GAN, married man, at 30220 Maries Rd. Unit #341, Vienna, MO 65582** the party of the second, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

Legal Description:

See attached legal description as Exhibit A

Address (es) of Real Estate:

7635 S. Coles Ave., Units 1A, 1B, 1C, 2E, 2D, 2C, 2B, 2A, 3A, 3B, 3C, 3D and 3E, Chicago, IL 60649

Permanent Real Estate Index Number(s):

- 2| -30-404-044-1001; 2| -30-404-044-1002; 2| -30-404-044-1003;
- 2| -30-404-044-1004; 2| -30-404-044-1005; 2| -30-404-044-1006;
- 2| -30-404-044-1007; 2| -30-404-044-1008; 2| -30-404-044-1009;
- 2| -30-404-044-1010; 2| -30-404-044-1011; 2| -30-404-044-1012;
- 2| -30-404-044-1013.

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her heirs and assigns forever. And the party of the first part does covenant, promise and agree, to and with the party of the second part, 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

- (i) general real estate taxes not yet due and payable at the time of the closing and thereafter;
- (ii) applicable zoning and building laws and ordinances;
- (iii) covenants, conditions, restrictions, easements and building lines of record;
- (iv) encroachments;
- (v) public and utility easements of record;
- (vi) drainages ditches, feeders and drain tile, pipe or

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EXHIBIT A

LEGAL DESCRIPTION

UNITS 1A, 1B, 1C, 2E, 2D, 2C, 2B, 2A, 3A, 3B, 3C, 3D AND 3E IN 7635 S. COLES AVENUE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTHERLY 50 FEET OF LOT 75 (AS MEASURED ON THE WESTERLY LINE THEREOF) IN DIVISION 1 IN WESTFALL'S SUBDIVISION OF 208 ACRES, BEING THE EAST 1/2 OF THE SOUTHWEST 1/4, AND THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30 TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT 0801415077, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME IN COOK COUNTY, ILLINOIS.

Commonly known as: 7635 S. COLES AVENUE, CHICAGO, IL 60649

Permanent Index No.: 21-30-404-044-1001 ~~70~~ - 1013

Property of Cook County Clerk's Office