

# UNOFFICIAL COPY

Warranty Deed  
Statutory (Illinois)  
(Corporation to Individual)

THE GRANTOR

City Sites, L.L.C.  
820 Church St. Suite #200  
Evanston, IL 60201

a limited liability company 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 the sum of Ten and ----- no/100 DOLLARS, and other good and valuable considerations ----- in hand paid and pursuant to authority given by the Board of Directors of said company, CONVEYS and WARRANTS to

Bernice ~~X~~ Pickens  
9143 S. Wabash  
Chicago, IL 60619

98171814

DEPT-01 RECORDING \$23.00  
T#0009 TRAN 1551 03/04/98 15113:00  
\$2106 ÷ CG \*-98-171814  
COOK COUNTY RECORDER

Property of Cook County Office  
702  
(R) 7701043 98018406 (Kerovs) DZ

Above space for Recorder's Use Only

Lot 73 in Edmund A. Cummings Subdivision of Lots 45 to 70, Lots 79 to 104, Lots 110 to 138, Lots 147 to 164 and the South 10 feet of Lots 44, 71, 78, 105, 112, 139 and 146 all in 63rd St. and Centre Ave. Subdivision of the North Half of the Northeast Quarter of the Northwest Quarter of Section 20, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois.

Subject to: private, public and utility easements and roads and highways, if any; party wall rights and agreements, if any; existing leases and tenancies, if any; special taxes or assessments for improvements not yet completed, if any; any unconfirmed special tax or assessment; installments not due at the date hereof of any special tax or assessments for improvements heretofore completed; any matters that would be disclosed by survey or environmental inspection; building, zoning, and health code violations, if any; and rights of all parties claiming under or through the grantees or their agents.

Permanent Real Estate Index Number(s): 20-20-107-013-0000

Address(es) of Real Estate: 6341-43 S. Elizabeth, Chicago, IL

SUBJECT TO: covenants, conditions, and restrictions of record, and to General Taxes for 1996 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be herelo affixed, and has caused its name to be signed to these presents by its Vice President, and attested by its Assistant Secretary, this 26th day of February, 1998.

City Sites, L.L.C. - an Illinois Limited Liability Company

By: Urban Visions, Inc. - Its Managing Member

By: [Signature]  
Vice President

Attest: [Signature]  
Ass. Secretary

98171814

BOX 333-CTI

# UNOFFICIAL COPY

103850 CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE FEB 27 1998 300.00	22320 REAL ESTATE TRANSACTION TAX COOK COUNTY DEPT. OF REVENUE FEB 27 1998 20.00	273910 STATE OF ILLINOIS REAL ESTATE TRANSACTION TAX DEPT. OF REVENUE FEB 27 1998 40.00
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State of Illinois, County of Cook s. 1, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Jennifer Peters personally known to me to be the Vice President of the corporation, and Jeff Tutt personally known to me to be the Assistant

Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Vice President and Assistant Secretary, 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.

**"OFFICIAL SEAL"**  
 Donna Zadora  
 Notary Public, State of Illinois  
 My Commission Exp. 06/23/2001

Given under my hand and official seal, this 26th day of February, 1998

Commission expires 6/23/2001

Donna Zadora  
 Notary Public

This instrument was prepared by Jeff Tutt, 820 Church St., Ste. 200, Evanston, IL  
 (Name and Address)

MAIL TO:

BAUMAN Mortgage Co  
 (Name)  
20 N. Clark St. #1750  
 (Address)  
Chicago, IL 60602  
 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

B. Pickens  
 (Name)  
9143 S. Wabash  
 (Address)

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

Cher Ill 60619  
 (City, State and Zip)

98171814