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1999-08-27 11:23:42
Cook County Recorder 29.00



99822268

WARRANTY DEED
STATUTORY OF ILLINOIS
(Corporation to Individual)
.....CTIC-7790924-SK.....

THE GRANTOR,
A & J DEVELOPMENT GROUP.
A corporation created and existing
Under and by virtue
Of the laws of the
State of Illinois, for
And in consideration of
TEN DOLLARS (\$10.00),
In hand paid, and pursuant
To authority given by the
Board of A & J DEVELOPMENT
Of said corporation
CONVEY and WARRANT to

MR. MARK WILLIAMS AND MS. LINDA NELLETT
JOINT TENANTS

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

LEGAL DESCRIPTION HEREBY ATTACHED

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises as

PERMENANT REAL ESTATE INDEX NUMBER: 14-07-417-001-0000

**ADDRESS OF REAL ESTATE: 4949 N. WOLCOTT UNIT GA
CHICAGO, IL.**

EXEMPT UNDER PROVISIONS OF
PARAGRAPH 7, SECTION 4,
REAL ESTATE TRANSFER ACT.

7-13-99 
Date Buyer, Seller or Representative

BOX 333-CTI

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UNIT P 55 IN THE WOLCOTT VILLAGE OF RAVENSWOOD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 1 TO 6, AND ALL OF THE ALLEY VACATED AS DOCUMENT NO. 08049033 ALL TAKEN AS A TRACT, IN EMIL G. SKOGLUND' S LINCOLN ARGYLE SUBDIVISION OF THE NORTH 1/2 OF BLOCK 1 IN NORTH RAVENSWOOD SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY) DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE VACATED ALLEY; THENCE SOUTH 0.00 DEGREES 00' 05" WEST ALONG THE EAST LINE OF SAID VACATED ALLEY 626.42 FEET TO THE SOUTHEAST CORNER OF SAID VACATED ALLEY; THENCE NORTH 89.00 DEGREES 45' 29" EAST, ALONG THE SOUTH LINE OF SAID VACATED ALLEY AND ALONG THE SOUTH LINE OF LOT 6, 54.00 FEET; THENCE NORTH 0.00 DEGREES 00' 05" EAST, 37.00 FEET; THENCE SOUTH 89.00 DEGREES 59' 55" EAST, 21.00 FEET; THENCE NORTH 0.00 DEGREES 00' 05" EAST, 552.42 FEET; THENCE NORTH 89.00 DEGREES 59' 55" WEST, 21.00 FEET; THENCE NORTH 0.00 DEGREES 00' 05" EAST, 37.00 FEET TO THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89.00 DEGREES 45' 35" ALONG THE NORTH LINE OF SAID LOT 1 AND VACATED ALLEY 54.00 FEET, MORE OR LESS, TO POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS AMENDED EXHIBIT "B" TO THE SECOND AMENDMENT TO DECLARATION OF CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 99 3610425, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR 1995 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME; PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE

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DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AS AMENDED FROM TIME TO TIME AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

COMMONLY KNOWN AS: 4901 - 4957 N. WOLCOTT, CHICAGO, IL
P.I.N.: 14-07-418-001-0000

Property of Cook County Clerk's Office

99822268

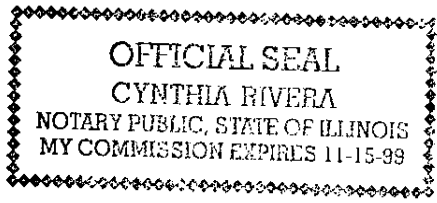
STATEMENT BY GRANTOR AND GRANTEE
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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation 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 and hold title to real estate under the laws of the State of Illinois.

Dated 7-13, 19 99 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____
this 13 day of July
19 99.

Cynthia Rivera
Notary Public

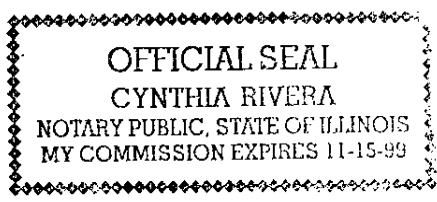


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated 7-13, 1999 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____
this 13 day of July
19 99.

Cynthia Rivera
Notary Public



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.]