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WARRANTY DEED Statutory (ILLINOIS)

0021061065

1994/0190 10 001 Page 1 of 4

2002-09-27 11:01:49

Cook County Recorder 30.00



0021061065

INDENTURE WITNESSETH,

That the Grantor, **CAMPBELL DEVELOPMENT GROUP, LLC**, an Illinois limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,

THE ABOVE SPACE FOR RECORDER'S USE ONLY

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for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt of which is hereby acknowledged, and pursuant to authority given by the Members of said limited liability company, CONVEYS and WARRANTS to

Jon M. Panait and Alina C. Panait, Husband and Wife, whose address is 450 N. Clarendon, #306, Chicago, IL 60640, to hold said premises not as tenants in common or as joint tenants but as Tenants by the Entirety forever,

the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

COMMONLY KNOWN AS: Unit 2B, 5543 N. Campbell Avenue, Chicago, Illinois 60625

Permanent Real Estate Index Number: 13-12-208-011 and 13-12-208-012
underlying

Grantor also hereby Grants to the Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

BOX 333-CTI


ST5040121 OFIC #1042

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Property of Cook County, Illinois

STATE TAX

STATE OF ILLINOIS



SEP. 23. 02


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000037259

REAL ESTATE TRANSFER TAX
0019350
FP 102808

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP. 23. 02


REVENUE STAMP

0000037379

REAL ESTATE TRANSFER TAX
0009675
FP 102802

CITY TAX

CITY OF CHICAGO



SEP. 23. 02

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000018664

REAL ESTATE TRANSFER TAX
0145125
FP 102805

21061065

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seals this 13th day of September, 2002.

CAMPBELL DEVELOPMENT GROUP, LLC,
an Illinois limited liability company,

By: [Signature]
Its: Member

By: [Signature]
Its: Member

By: [Signature]
Its: Member

Property of Cook County Clerk's Office

STATE OF ILLINOIS)
) SS.
COUNTY OF LAKE

I, KAREN AXELROD GRAD, a Notary Public in and for the County and State aforesaid, do hereby certify that Don Schein, Steve Cohen and Irwin Axelrod, as the Members of Campbell Development Group, LLC, an Illinois limited liability company, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Member, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 13th day of September, 2002.



[Signature]
Notary Public

My commission expires 11/2/02

After Recording Mail to:
ION M. PANAIT
5543 N. CAMPBELL UNIT 2B
CHICAGO, IL. 60625

Send Subsequent Tax Bills to:
Ion M. Panait & Alina C. Panait
5543 N. Campbell Ave., Unit 2B
Chicago, IL 60625

This Instrument was Prepared by: Karen A. Grad
Whose Address is: 1946 Lehigh Avenue, Unit E, Glenview, Illinois 60025

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1: UNIT 2B IN THE CAMPBELL COURT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 11 AND 12 IN BLOCK 5 IN FRED W. BRUMMEL AND COMPANY'S LINCOLN BRYN MAWR WESTERN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT STREETS AND ALLEYS) ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON APRIL 12, 1923 AS DOCUMENT 7879542 WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020943748, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-5 AND STORAGE SPACE S-2B, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020943748.

COMMON ADDRESS: UNIT 2B, 5543 N. CAMPBELL AVE., CHICAGO, IL 60625

P.I.N.: 13-12-208-011-0000 AND 13-12-208-012-0000
UNDERLYING

SUBJECT TO: (a) real estate taxes not yet due and payable; (b) the Act; (c) terms, provisions and conditions of the Condominium Documents, laws and ordinances; (d) the Plat; (e) applicable zoning and building laws and ordinances; (f) covenants, conditions, restrictions and building lines of record; (g) easements or record; (h) acts done or suffered through Purchaser; (i) special taxes or assessments for improvements not yet completed and other assessments or installments thereof, not due as of the Closing Date; and (j) liens and other matters of title over which the Title Company, is willing to insure without cost to Purchaser.

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11/11/2024