WARRANTY DEED
Statutory (ILLINOIS)

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 transac business in the State where the following described real estate is located,

0021061065

1994/0190 10 001 Page 1 of 4
2002-09-27 11:01:49
Conk County Recorder 30.00



THE ABOVE SPACE FOR RECORDER'S USE ONLY

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

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

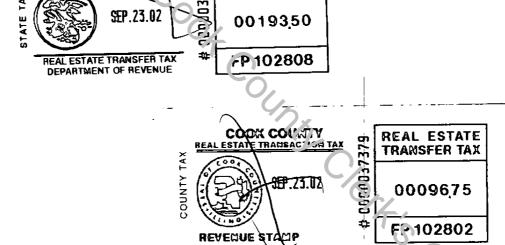
Permanent Real Estate Index Number: 13-12-208-011 and 13-12-208-012

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



REAL ESTATE TRANSFER TAX

STATE OF ILLINOIS

CITY OF CHICAGO

REAL ESTATE TRANSFER TAY

0145125

REAL ESTATE TRANSFER TAY

PP 102805

51001002

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

		CAMPBELL DEVELOPMENT GROUP, LLC,			
		an lN	inois li	mited liability	company,
		Ву:	ll	WY	ldele
		,	lts:	Member	
		_	\ 	-61	
		By:∽			
			lts:	Member	
	6	Ву:	Its:	Member	
	Q		its.	Mening	
	STATE OF ILLINOIS)			V	
	COUNTY OF LAKE SS.				
	I, KAREN AXELROD GRAD, a Notary				
	do hereby certify that Don Schein, Ste	·			
	Campbell Development Group, LLC, an to me to be the same persons whose r				
	as such Member, appeared before me				
	signed and delivered the said instrumer			-	<u> </u>
free and voluntary act of said limited liability company, for the uses and purposes t					
	set forth.	•	•		
math (S)					
	GIVEN under my hand and Notarial Se	al this	i <u>15</u> da	ay of Septer	ber, 2002.
	· · · · · · · · · · · · · · · · · · ·		Mr.	Man All	lood shad
	"OFFICIAL SEAL"	TAL SLAL &			
	KAREN AXELROD GRAD NOTARY PUBLIC, STATE OF ILLINOIS		Nota	iy i ubile	Ysc.
	MY COMMISSION EXPIRES 11/2/2002		Мус	ommission e	xpires 11/2/02

After Recording Mail to:

ION H. 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

21061065

Property of Cook County Clark's Office

Service of the servic

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 FECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON APPRIL 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.

Property of Cook County Clark's Office

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