

UNOFFICIAL COPY

0021237629

3079/0199 05 001 Page 1 of 4

2002-11-08 13:03:18

Cook County Recorder

54.00

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



ST 5039212 / 22081457 SK/m
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

Steve Chan, whose address is 337 Sherman Ave., #2, Evanston, IL 60202, the following described real estate, to-wit.

See Exhibit A attached hereto and made a part hereof.

COMMONLY KNOWN AS: Unit 3A, 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

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21237629

CP. 018 018
318702
P.B. 10686

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
OCT 23 '02 DEPT. OF REVENUE
199.00

348978
Cook County
REAL ESTATE TRANSACTION
REVENUE
STAMP OCT 23 '02
P.B. 11427
99.50

138875
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT 23 '02
P.B. 11193
906.00

133866
CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX
DEPT. OF REVENUE OCT 23 '02
P.B. 11193
592.50

Property of Cook County Clerk's Office

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IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seals this 29th day of August, 2002.

CAMPBELL DEVELOPMENT GROUP, LLC,
an Illinois limited liability company, **21237629**

By: [Signature]
Its: Member

By: [Signature]
Its: Member

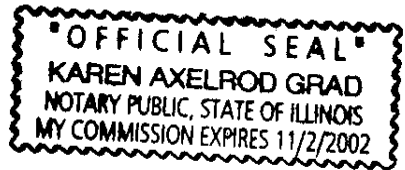
By: [Signature]
Its: Member

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 29th day of August, 2002.



Karen Axelrod Grad
Notary Public

My commission expires 11/2/02

After Recording Mail to:

Stephen Delanty, Esq.
Delanty & Lamberis
2956 Central Street
Evanston, IL 60201-127

Send Subsequent Tax Bills to:

Steve Chan
5543 N. Campbell Ave., Unit 3A
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

21237629

PARCEL 1: UNIT 3A 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-6 AND STORAGE SPACE S-3A, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0020943748.

COMMON ADDRESS: UNIT 3A, 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.