

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,

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

Paul H. Choi, whose address is 4311 N. Spaulding, Chicago, IL 60618, to hold the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

COMMONLY KNOWN AS: Unit 1B, 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.

Any Tenant of the Unit(s) being conveyed has either failed to exercise the right of first refusal to purchase the Unit(s), waived any such right, or has no such right.

BOX 333-CT1

Vertical handwritten notes on the left margin: "2" at the top, "Warrant on 5/2/03" written vertically, and "Lesterhos 2/03" written vertically at the bottom.

Vertical handwritten notes on the right margin: "3" and "P" written vertically.



# UNOFFICIAL COPY

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## EXHIBIT A

### LEGAL DESCRIPTION

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

**COMMON ADDRESS:** UNIT 1B, 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.