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Doc#: 0512535031  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 05/05/2005 07:32 AM Pg: 1 of 3

**Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)**

**THE GRANTOR(S)**

CTI (C) HV3632254 (Signature)

Above Space for Recorder's use only

**APMW DEVELOPER CORPORATION, an Illinois Corporation**

created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS for and in consideration of the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

**HENRY D. MCGHEE, JR.,**

the following described Real Estate situated in the County of in the State of Illinois, to wit:

**UNIT NUMBER 1 IN 4821 S. CHAMPLAIN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**LOT 9 IN BLOCK 2 H.N. GREENE'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 3, 2005 AS DOCUMENT NUMBER 0506219018; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1 LIMITED COMMON ELEMENTS AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO.**

Permanent Index Number (PIN): 20-10-212-008-0000 (affects underlying land)

Address(es) of Real Estate: 4821 SOUTH CHAMPLAIN AVENUE, UNIT 1, CHICAGO, IL 60615

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2004 and subsequent years.

**BOX 334 CTI**

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, Stanley Stafira, and attested by its Secretary, this 14<sup>th</sup> day of April, 2005.

Impress  
Corporate Seal  
Here

By *Stanley Stafira*  
Stanley Stafira, *President*  
APMW Developer Corporation

State of Illinois County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Stanley Stafira personally known to me to be President of the corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of April, 2005.

Commission expires: 03-26-2009

*Mary Dabrowski*  
NOTARY PUBLIC

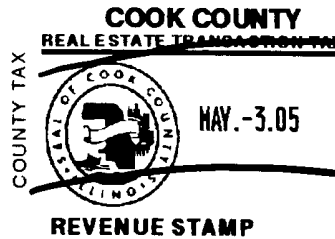
This instrument was prepared by: John Farano, Jr., 7835 West 103rd Street, Palos Hills, Illinois 60465

**MAIL TO:**  
HENRY D. MCGHEE, JR.  
4821 SOUTH CHAMPLAIN AVENUE, UNIT 1  
CHICAGO, IL 60615

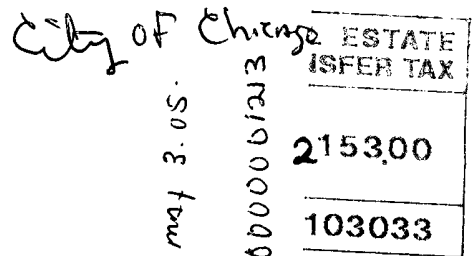
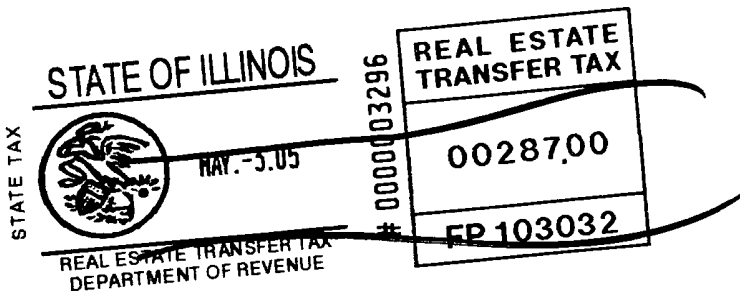
**SEND SUBSEQUENT TAX BILLS TO:**  
HENRY D. MCGHEE, JR.  
4821 SOUTH CHAMPLAIN AVENUE, UNIT 1  
CHICAGO, IL 60615

OR

Recorder's Office Box No. \_\_\_\_\_



REAL ESTATE TRANSFER TAX
0014350
# 000003386
FP 103034



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**EXHIBIT "B"**

THE TENANT OF UNIT 1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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

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