PREPARED BY:

Joel L. Chupack Heinrich & Kramer, P.C. 205 W. Randolph Suite 1750 Chicago, IL 60606

AFTER RECORDING MAIL TO: Deed + TAX Bill Wendy Steiner 4220 S. Champlain Unit G-South Chicago it 60653



Doc#: 0516555076

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 06/14/2005 10:07 AM Pg: 1 of 3

SPACE ABOVE THIS LINE FOR RECORDER'S USE

WARRANTY DEED

THE GRANTOR, 422)-28 S. CHAMPLAIN, INC., a corporation created and existing under 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 TEN DOLLARS (\$10.00) in hand paid, and other good and valuable consideration, and rursuant to the authority given by the board of directors of said corporation, CONVEYS and WARPANTS to WENDY STEINER, whose address is 2953 W. Walnut St. #2, Chicago, IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 4220 G-SOUTH IN THE 4220-28 S. CHAMPLAIN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0431027083, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 3, TOWNSHIP 38 NORTH, PANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILL NOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-5, AS A LIMPLED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION, RECORDED AS DOCUMENT NUMBER 0431027083.

Permanent Index Numbers: 20-03-224-039-0000 and 20-03-224-040-0000 (covers the underlying property)

Commonly known as: 4220 S. Champlain Avenue, Unit G-South, Chicago, IL 60653

SUBJECT TO:

General real estate taxes for 2004 and subsequent years, applicable zoning and building laws and building line restrictions, and ordinances; acts done or suffered by Grantee or anyone claiming by, through or under Grantee; streets and highways, if any; utility easements, if any, whether recorded or unrecorded; covenants,



conditions, restrictions, easements, permits and agreements of record, including the Declaration; the Condominium Property Act of Illinois; and liens and other matters of record and survey over which the Title Insurer is willing to insure without cost

to Grantee.

Grantor also hereby grants to Grantee, his, her or its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

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

DATED this the day of ____ 200 PL

4220-28 S. CHAMPLAIN, INC., an Illinois corporation

By:

Secretary

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Robert D. Rosenberg, personally known to me to be the President and the Secretary of 4220-28 S. CHAMPLAIN, INC., ar. I'linois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.



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UNOFFICIAL COPY

EXHIBIT "A"

LEGAL DESCRIPTION

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