WARRANTY INTEROFFICIAL COPY Statutory (ILLINOIS)

(Corporation to Individual)

The Grantor, EUROPEAN DEVELOPMENT, CORP., 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 the consideration of Ten (\$10.00) dollars CONVEYS and WARRANTS to:



Doc#: 0522814119 Fee: \$28.00

Eugene "Gene" Moore

Cook County Recorder of Deeds
Date: 08/16/2005 01:32 PM Pg: 1 of 3

ANTHONY R. TURNER, of 5810 S. King Dr., Apt. 3, Chicago IL 60637,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: See attached legal description.

SUBJECT TO: See attached legal description

Permanent Real Estate Index Number: 20-10-306-043

Address of Real Estate: 5240-42 S. KING DRIVE, UNIT GN

Chicago, Illinois 60616

Dated this 26th day of JULY, 2005.

EUROPEAN DEVELOPMENT, CORP/1/

By: Walle Thomas (seal,

MARIAN AVRAM, its President

State of Illinois, County of <u>Cook</u> ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MARIAN AVRAM**, **President of EUROPEAN DEVELOPMENT**, **INC.**, an **Illinois corporation**, 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, he signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation as his free and voluntary act, and as the free and voluntary act of that corporation, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this JUDY K. MALDONADO

Notary Public, State of Illinois
My Commission Expires
December 12, 2007

a law of Lawrence & Mannie 2025 No.

This Thistrument was prepared by <u>Gael Morris, of Lawrence & Morris, 2835 North</u> Sheffield, Suite 232, Chicago, Illinois 60657

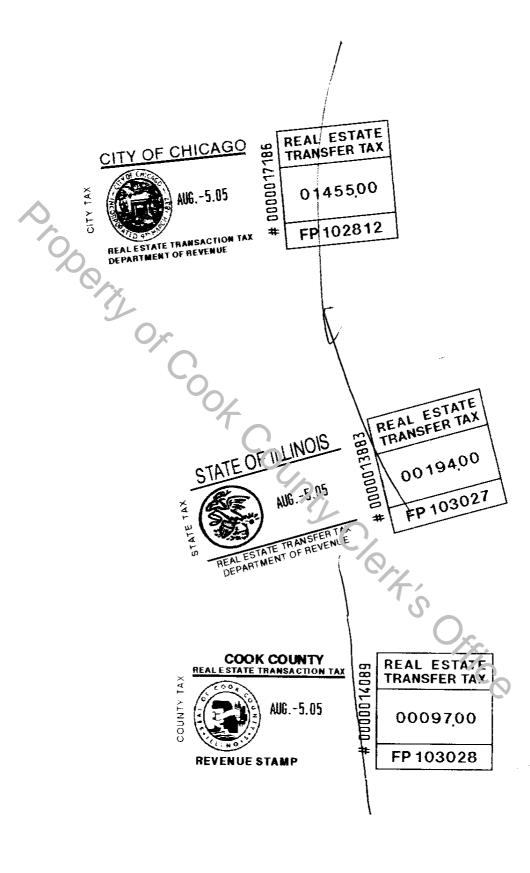
MAIL TO:

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SEND SUBSEQUENT TAX BILLS TO:

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LEGAL DESCRIPTION:

UNIT **GN** IN 5240 KING DRIVE CONDOMINIUMS AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 6 IN COLLINS AND MORRIS SUBDIVISION OF THE EAST 180 FEET OF THE SOUTH 200 FEET OF BLOCK 1 IN JENNINGS AND MOFFET'S SUBDIVISION OF THE SOUTH 60 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JANUARY 6, 2004 AS DOCUMENT NO. 0400632105, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

AND EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-GN, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

(I) non-delinquent real estate taxes; (II) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (III) incroachments onto the Property, if any; (IV) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser, (V) covenants, conditions, agreements, existing leases on the common elements, building lines and restrictions of record; (Vi) easements recorded at any time prior to Closing, including any casements established by or implied from the Declaration or amendments thereto and any easements provided for in any plat of subdivision of the Project which may hereafter be recorded; (VII) terms, conditions, and restrictions of the Declaration; (VIII) roads or highways, if any; (IX) Purchaser's mortgage, if any; (X) limitations and conditions imposed by the Condominium Property Act of the State of Illinois ("Act"); and (XI) liens, encroachments ard other matters over which the Title Company is willing to insure at Seller's expense.

GRANTOR ALSO GRANTS TO GRANTEE, 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.

THERE WAS NO TENANT IN THIS UNIT.