

WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Individual)

UNOFFICIAL COPY



Doc#: 0522814119 Fee: \$28.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 08/16/2005 01:32 PM Pg: 1 of 3

2 of 3  
FIRST AMERICAN TITLE order # 1140606

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:

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.,

By: *Marian Avram* (seal)  
MARIAN AVRAM, its President

State of Illinois, County of Cook 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 26th day of July 2005

Comm. expires  
OFFICIAL SEAL  
Notary Public, State of Illinois  
My Commission Expires  
December 12, 2007

*Judy K. Maldonado*  
NOTARY PUBLIC

This instrument was prepared by Gael Morris, of Lawrence & Morris, 2835 North  
Sheffield, Suite 232, Chicago, Illinois 60657

MAIL TO: SEND SUBSEQUENT TAX BILLS TO:

*3 CB*


# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**CITY OF CHICAGO**  
 CITY TAX  
  
 AUG. -5.05  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE


# 0000017186  

REAL ESTATE TRANSFER TAX
01455.00
FP 102812

**STATE OF ILLINOIS**  
 STATE TAX  
  
 AUG. -5.05  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000013883  

REAL ESTATE TRANSFER TAX
00194.00
FP 103027

**COOK COUNTY**  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
  
 AUG. -5.05  
 REVENUE STAMP

# 0000014089  

REAL ESTATE TRANSFER TAX
00097.00
FP 103028

# UNOFFICIAL COPY

**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 ½ OF THE SOUTHWEST ¼ 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) encroachments 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 easements 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 and 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.