WARRANTY DEED ILLINOIS STATUTORY (CORPORATION TO INDIVIDUAL)



0605402010 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 02/23/2006 07:18 AM Pg: 1 of 4

THE GRANTOR, LEMAI PROPERTIES, INC., a 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 TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND

Address: Unit 5128-1, 5120-28 W. Irving Park Road, Chicago, Illinois the following Real Estate situated in the County of Cook in the State of Illinois, to wit: WILLIAM G. BROOKS, DANIEL J. PROOKS, SR., AND VIRGINIA D. VAN YZENDOORN, AS SUCCESSOR TRUSTEES OF THE GOSPEL CHAPEL CHURCH TRUST DATED JULY 7, 1969

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate:

UNIT(S) 5128-1

4005-11 N LEAMINGTON AVE. 5120-28 W. IF VING PARK RD. CHICAGO, ILLIPOIS 60641

Permanent Real Estate Index Number:

13-16-425-025-0000

IN WITNESS	WHEREOF,	said Granton	has caused it	s corporate s	eal to be hereto
affixed, and has cause	ed its name to	be signed to	these presents	hy its Presid	ent and attested
by its Secretary this	day of	February			one date at optod
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LEMAI PROPERTIES, INC.,

an Illinois corporation

BY:

Its President

ATTEST:

Its Secretary

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UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that RENATA MACKOWIAK, personally known to me to be the President and Secretary of LEMAI PROPERTIES, INC., an Illinois 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 severally acknowledged that as such President and Secretary she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVFN under my hand and official seal, this day of February OFFICIAL SEAL STEVEN E MOLTZ NOTARY PUBLIC Coop County (NOTARY PUBLIC - STATE OF ILLINOIS

City of Chicago

Mail To: Sima Kirsch 1954 W. Irving Park Chicago, Illinois 60613

MY COMMISSION EXPIRES:10/19/06

Name and Address of Taxpayer: Gospel Chapel Church Unit 5128-1 5120-28 W. Irving Park Road Chicago, Illinois 60641

Prepared By: Law Offices of Steven E. Moltz 19 S. LaSalle St., Suite 900 Chicago, Illinois 60603

Dept. of Revenu ansfer Stamp 420278 \$1,537.50 02/21/2006 10:19 Batch 02229 COOK COUNTY REAL ESTATE 0000183517 COUNTY TAX TRANSFER TAX FEB.21\06 0010250 FP326670 REVENUE STAMP STATE OF ILLINOIS REAL ESTATE 0000031878 TRANSFER TAX FEB.21.06 0020500 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE FP326660

Real Estate

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LEGAL DESCRIPTION

UNIT 5128-1 IN THE IRVING PARK-LEAMINGTON CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 21 AND 22 IN BLOCK 4 IN THE SUBDIVISION OF THE WEST ¼ OF LOTS 11 AND 12 IN THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0531316187 TOGETHER WITH AN UNDIVIDED PERCENTACE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT 5128-1

5120-28 W. JPVING PARK RD. 4005-11 N. LEAWINGTON AVE. CHICAGO, ILLINGIS 60641

P.I.N:

13-16-425-025-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0531316187 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO. THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECLIED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND EVILDING LAWS AND COVENANTS. CONDITIONS, RESTRICTIONS. ORDINANCES; (E) ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OF ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WIETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

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, 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.

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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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

Property of Cook County Clark's Office