

# UNOFFICIAL COPY



0620002075

## Special Warranty Deed

Statutory (Illinois)  
Corporation to Individual

Doc#: 0620002075 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/19/2006 08:59 AM Pg: 1 of 2

060161900436

The GRANTOR, PEEGAN DEVELOPMENT, INC., an Illinois corporation,

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 (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

**JAMES E. HILL**, of 4811 S. Champlain Ave., #1, Chicago, Illinois 60615

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

Parcel 1: Unit 3 in the 4815 South Champlain Condominium as delineated on a Survey of the following described real estate: Lot 6 in Block 2 in H.N. Green'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, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0021109128, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-3, a limited common element, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

SUBJECT TO: General real estate taxes for second installment of 2005 and subsequent years.

Permanent Real Estate Index Number(s): 20-10-212-043-1003

Address(es) of Real Estate: 4815 S. Champlain Ave., Unit 3, Chicago, IL 60615

AKC

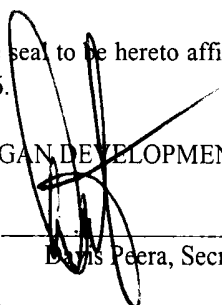
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors 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.

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 Secretary, this 5th day of July, 2006.

ATGF, INC.

PEEGAN DEVELOPMENT, INC.

By:   
Dennis Peera, Secretary

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State of Illinois )  
                          ) ss.  
County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DAVIS PEERA, personally known to me to be the Secretary of PEEGAN DEVELOPMENT, INC., 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 Secretary, he signed 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 and deed of corporation, for the uses and purposes therein set forth

Given under my hand and seal, this 5th day of July, 2006.




*Paul J. Kulas*  
\_\_\_\_\_  
Notary Public

Commission expires: 12-8-06

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

STATE OF ILLINOIS

STATE TAX




JUL. 13.06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0023300
FP326652

CITY OF CHICAGO

CITY TAX



JUL. 13.06


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0090000
FP326650

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX




JUL. 13.06

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0011650
FP326665

CITY OF CHICAGO

CITY TAX



JUL. 13.06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0084750
FP326650

Mail to:

Tanya S. Hurd-Jones, Esq.  
705 E. 162<sup>nd</sup> St., Suite 204  
South Holland, Illinois 60473

Send subsequent tax bills to:

James E. Hill  
481 S. Champlain Ave., Unit 8 J.E.H.  
Chicago, Illinois 60615

WELLS FARGO