



Doc#: 0713444027 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/14/2007 11:22 AM Pg: 1 of 2

This Instrument prepared by:
Maria L. Whiteman, Esq.
Ungaretti & Harris
3500 Three First National Plaza
Chicago, Illinois 60602

After recording return to:

Pearl Hill
7327 S. Champlain Ave # 1
Chicago, IL 60619

WARRANTY DEED

THE GRANTOR, Precise Locations and Development Inc., an Illinois corporation duly authorized to transact business in the State of Illinois whose address is 320 W 101st Street, Chicago, Illinois 60628 for and in consideration of Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Pearl Hill, 8229 S. Rhodes Ave, Chicago A SINGLE WOMAN Illinois 60617, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 1 IN THE 7327 SOUTH CHAMPLAIN AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 14 IN SUB BLOCK 1 IN WETHERELL'S SUBDIVISION OF THE NORTH 1/2 OF BLOCK 2 IN BROOKLINE, SAID BROOKLINE BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 23, 2007 AS DOCUMENT NUMBER 0708222136, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED 50% INTEREST IN THE COMMON ELEMENTS AND RIGHT TO USE PARKING SPACE P-1, ALL IN COOK COUNTY, ILLINOIS

Subject to: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, General taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2006.

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 also 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 therein.

Any tenant of the unit either waived or failed to exercise the option to purchase the unit, or did not have the right to purchase the unit.

LASALLE TITLE
FILE # 07409F

102

UNOFFICIAL COPY

PIN: 20-27-221-009-0000 (Underlying Land)

Property Address: 7327 South Champlain Avenue, Unit 1, Chicago, Illinois 60619

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the 30th day of April, 2007.

PRECISE LOCATIONS AND DEVELOPMENT, INC.

City of Chicago
Dept. of Revenue
507034



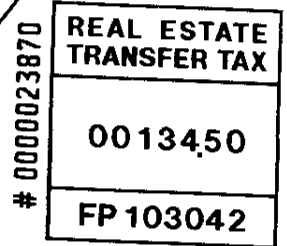
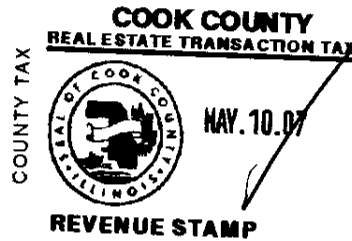
Real Estate
Transfer Stamp
\$2,017.50

05/10/2007 14:14 Batch 09353 55

By:

Gevon Clark
Gevon Clark, President

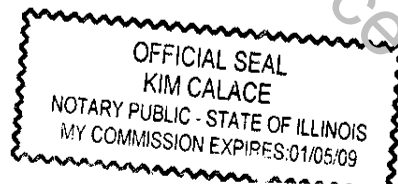
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Gevon Clark personally known to me to be the President of Precise Locations and Development, Inc., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before this day in person and acknowledged that as such President, he signed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereon, pursuant to authority given by the Board of Directors of said company, 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.

Given under my hand and Notarial Seal this 30 day of April, 2007

[Signature]
Notary Public
My commission expires: 11/5/09



Send subsequent tax bills to:

Pearl Hill
7327 South Champlain Avenue, Unit 1
Chicago, Illinois 60619

