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LIMITED WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That THE CIT GROUP/CONSUMER FINANCE, INC. a corporation organized under the laws of the State of Delaware herein called GRANTOR', whose mailing address is: 715 S. Metropolitan Avenue, Oklahoma City, Oklahoma 73108 FOR AND IN CONSIDERATION OF TEN and MO/100 DOLLARS, and other good Doc#: 0734133141 Fee: \$50.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 12/07/2007 02:05 PM Pg: 1 of 3

3h

And valuable consideration, to it in hand paid by the party or parties identified below as GRANTEE hereunder, by these presents does grant, bargain, and sell unto: 62ND CHAMPLAIN, LLC

an individual herein, whether one or more, called 'GRANTEE' all that certain real property situated in COCK County, Illinois and more particularly described as follows:

Unit No. 6203-1 in the 6201-5202 South Champlain Condominium as delineated on a Lot 28 and the North 3.45 feet survey of the following describe 1 rarcel of real estate: of Lot 27 in Block 6 in the Resubd vi 3i Con of Washington Park Club Addition, a Subdivision of the South 1/2 of the Southeast 1/4 of Section 15, Township 38 North, Range 14 East of the Third Principal Meridian in Cook County, Illinois which survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0020411027 together with its undivided percentage interest in the common elements in Cook County, Illinois Clopping

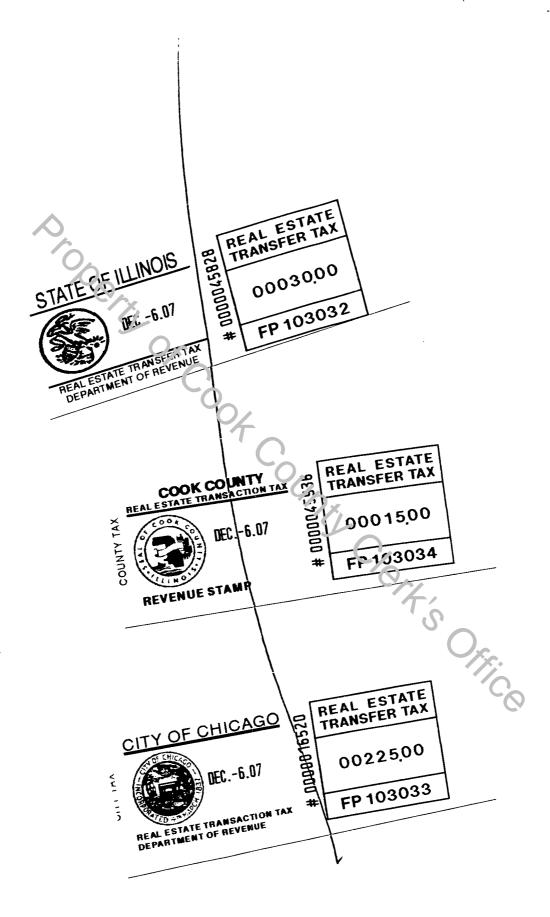
Permanent Tax No. 20-15-421-033-1004

Address of Property: 6203 S. Champlain, Unit 6203-1, Chicago, Illinois

TO HAVE AND TO HOLD the above described premises, together will all the rights and appurtenances thereto in any wise belonging, unto the said GRANTEE, his heirs or successors and assigns forever, subject to (a) covenants, conditions and restrictions of record, (b) private, public and utility easements and roads and highways, if any; (c) party wall rights and agreements if any; (d) existing leases and tenancies, if any; (e) special taxes or assessments for improvements not yet completed, if any (f) installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, if any (g) general real estate taxes; (h) building code violations and judicial proceedings relating thereto, if any (i) existing zoning regulations, (j) encroachments if any, as my be disclosed by a plat of survey and (k) all obligations and liabilities as may

BOX 334 CT

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734133141 Page: 3 of 3

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appear of record, including rights of redemption of any parties as a result of judicial proceedings and rights of parties in possession, (1) drainage ditches, drain tiles, feeders, laterals and underground pipes, if any, (m) all mineral rights and easements in favor of owners of mineral estate (n) subject to proceedings pending in Circuit Court of Cook County as Case No. 07Ml400038 filed 1/5/07 by City of Chicago vs Bethany Kaufman. et al, for building violation, receiver and demolition

Subject as aforesaid, GRANTOR does hereby bind itself and its successors and assigns to warrant and forever defend all and singular the said premises unto the said GRANTEE, his heirs or successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through, or under GRANTOR but not otherwise.

in withes, whereor, he said of	KANTOK has caused these presents to be executed
and sealed this May of Hugy	ut, 2007 in its name by
its	thereunto authorized by resolution of its board
of directors.	
$O_{\mathcal{F}}$	
í C	
	T GROUP/CONSUMER FINANCE, INC.
BY:	
	et Buy ROY LACEY
(AFFIX SEAL)	AUTHORIZED SIGNATORY
	*Ox.
STATE OF Oklahoma	4
COUNTY OF OKlahoma	
The foregoing instrument was	acknowledged before me this î 4th day of
August , 2007 as	of
THE CIT GROUP/CONSUMER FIN	ANCE, INC., on behalf of the said corporation.
	or the said to hard the said to short the said t
	///
	NOTARY PUBLIC

MAIL TO: 62NO CHAMPLAIN LLA 4834 W. DIVICION ST. CHICAGO, IC 6065

This instrument prepared by: KENNETH D. SLOMKA

LAW OFFICES OF KENNETH D. SLOMKA, P.C. 4544 W. 103RD STREET, SUITE 202

OAK LAWN, IL 60453