

# UNOFFICIAL COPY

CTT 08375914 M13

## LIMITED WARRANTY DEED



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

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 NO/100 DOLLARS, and other good

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:

62<sup>ND</sup> CHAMPLAIN, LLC

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

Unit No. 6203-1 in the 6201-6203 South Champlain Condominium as delineated on a survey of the following describe 1 parcel of real estate: Lot 28 and the North 3.45 feet of Lot 27 in Block 6 in the Resubdivision 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

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

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

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TO HAVE AND TO HOLD the above described premises, together with 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 may be disclosed by a plat of survey and (k) all obligations and liabilities as may

BOX 334 CTT

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STATE OF ILLINOIS  
DEC. -6.07



REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000045828

REAL ESTATE  
TRANSFER TAX

0003000

FP 103032

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



DEC. -6.07

REVENUE STAMP

# 0000045536

REAL ESTATE  
TRANSFER TAX

0001500

FP 103034

CITY TAX

CITY OF CHICAGO



DEC. -6.07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000016520

REAL ESTATE  
TRANSFER TAX

0022500

FP 103033

Property of Cook County, Illinois  
Cook County Clerk's Office

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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, (l) 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. 07MI400038 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 WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed and sealed this 14<sup>th</sup> day of August, 2007 in its name by its \_\_\_\_\_ thereunto authorized by resolution of its board of directors.

THE CIT GROUP/CONSUMER FINANCE, INC.  
BY:

*Roy Lacey* ROY LACEY  
\_\_\_\_\_  
AUTHORIZED SIGNATORY

(AFFIX SEAL)

STATE OF Oklahoma  
COUNTY OF Oklahoma

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of August, 2007 as \_\_\_\_\_ of THE CIT GROUP/CONSUMER FINANCE, INC., on behalf of the said corporation.

*Kendra Cook*  
NOTARY PUBLIC

MAIL TO: 62ND CHAMPLAIN LLC  
1834 W. DIVISION ST.  
CHICAGO, IL 60651

This instrument prepared by:  
KENNETH D. SLOMKA  
LAW OFFICES OF KENNETH D. SLOMKA, P.C.  
4544 W. 103<sup>RD</sup> STREET, SUITE 202  
OAK LAWN, IL 60453

