



Doc#: 0800318086 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/03/2008 04:10 PM Pg: 1 of 4

54984

After Recording Return to:
Bryan Moats
1924 Appleyard Drive
Chambersburg, PA 17201

SPECIAL WARRANTY DEED

THIS INDENTURE made this 18th day of December, 2007, between **5000 S. CHAMPLAIN LLC**, an Illinois limited liability company ("Grantor"), whose address is 9175 Gross Pointe Road, Suite 248, Skokie, Illinois 6060077 and **Bryan Moats** ("Grantee"), whose address is 5004 S. Champlain Street, Unit 5004-2, Chicago, Illinois.

WITNESSETH that the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does **GRANT, BARGAIN AND CONVEY** unto the Grantee, and to her heirs and assigns, **FOREVER**, all the following described real estate ("Real Estate"), situated in the County of Cook, and State of Illinois, known and described as follows, to wit:

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

Together with all and singular the easements, tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits, thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity, of, in and to the above-described Real Estate, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** said Real Estate with the appurtenances, upon said Grantee, her heirs and assigns forever.

Grantor also hereby grants to the Grantee, her successors and assigns, as rights and easements appurtenant to the subject Unit described herein, the rights and easements for the benefit of said Unit set forth in the Declaration of Condominium Ownership and Easements, Restrictions, Covenants and By-Laws; and Grantor reserves for 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 in their entirety herein.

And the Grantor, for itself and its successors, does covenant, promise and agree, to and with the Grantee, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said Real Estate hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that the said Real Estate, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject only to: (a) general real estate taxes not due and payable as of the date hereof; (b) the Illinois Condominium Property Act, as amended; (c) the City of Chicago Condominium Code; (d) the Declaration, including all amendments and exhibits thereto; (e) applicable zoning and building laws and ordinances and other ordinances of record; (f) encroachments, if any; (g) acts

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done or suffered by Grantee or anyone claiming by, through or under Grantee; (h) utility easements, if any whether recorded or unrecorded; (i) leases and licenses affecting the common elements, if any; (j) covenants, conditions, restrictions, permits, easements and agreements of record; and (k) liens and other matters of title over which the title insurer is willing to insure without cost to Grantee.

This conveyance is subject to any existing lease and tenancy of the subject unit.

IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents, the day and year first above written.


5000 S. CHAMPLAIN LLC, an Illinois limited liability company

By: 
John A. DeAngelis, Manager


Send Subsequent Tax Bills To
Bryan Moats
1924 Appleyard Drive
Chambersburg, PA 17201

City of Chicago
Dept. of Revenue
540320
01/03/2008 15:07
Real Estate Transfer Stamp
\$1,425.00
Batch 00773 44



COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX

JAN.-3.08
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0009500
000036650
FP 103042

STATE OF ILLINOIS
STATE TAX

JAN.-3.08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0019000
000024377
FP 103037

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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

The undersigned, a Notary Public in and for the County and State aforesaid, does hereby certify that JOHN A. DEANGELIS, the Manager of 5000 S. CHAMPLAIN LLC, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and respectively appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the use and purposes therein set forth.

GIVEN under my hand and notarial seal this 18th day of December, 2007.

Abigail L. White

 Notary Public



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File No.: 54984

EXHIBIT A - LEGAL DESCRIPTION

UNIT 5004-2 IN THE 5000-08 SOUTH CHAMPLAIN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 10 AND 11 AND THE WEST 4 FEET OF LOT 9 OF MERRILL'S SUBDIVISION OF LOT 4 IN LAVINIA AND COMPANY SUBDIVISION OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0720015016, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. ALL IN COOK COUNTY, ILLINOIS.

PIN: 20-10-225-006 (AFFECTS UNDERLYING LAND)

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