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Doc#: 0808131071 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/21/2008 12:24 PM Pg: 1 of 3

1/2

WARRANTY DEED ILLINOIS STATUTORY

52876 ATS

THE GRANTOR, 5000 S. CHAMPLAIN LLC, an Illinois limited liability company, a limited liability company created and existing under and by virtue of the laws of the State of IL and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said limited liability company, CONVEY(S) and WARRANT(S) to Amy DeGirolamo of 1758 Jefferson Ave, Mississippi of the County of _____, the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, Existing leases and tenancies, Any confirmed special tax or assessment, Building lines and easements, if any, as long as they do not interfere with the current use and enjoyment of the property, General taxes for the year "2007" and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) "2007"

Permanent Real Estate Index Number(s): 20-10-225-006-0000

Address(es) of Real Estate: 5000-08 SOUTH CHAMPLAIN, UNIT 5006-G, CHICAGO, IL 60615

In Witness Whereof, said party of the first part has caused its limited liability company seal to be hereunto affixed, and has caused its name to be signed to these presents by its AUTHORIZED AGENT, and attested by its MANAGER this

28 day of FEBRUARY, 20 08

5000 S. CHAMPLAIN LLC, an Illinois limited liability company

Attest MA DeAngelis
JOHN A. DeANGELIS
AUTHORIZED AGENT

LC

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STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that JOHN A. DeANGELIS, Authorized Agent, personally known to me to be the AUTHORIZED AGENT of the 5000 S. CHAMPLAIN LLC, an Illinois limited liability company and , personally known to me to be the AUTHORIZED AGENT of said limited liability company, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such JOHN A. DeANGELIS and JOHN A. DeANGELIS they signed and delivered the said instrument and caused the limited liability company seal of said limited liability company to be affixed thereto, pursuant to authority given by the Board of Directors of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of FEBRUARY, 20 08.

Notary Public
Cook County, Illinois
My Comm. Expires

(Notary Public)

Prepared by:

MARK J. HELFAND
ILLINOIS LAWYERS P.C.
180 NORTH LASALLE - SUITE 1916
CHICAGO, IL 60601

Mail to:

Amy DeGirolamo
1758 Jefferson Ave
Oxford Mississippi
38655

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
547034 \$2,025.00
03/21/2008 12:00 Batch 07217 56



Name and Address of Taxpayer:

Amy DeGirolamo
5000-08 SOUTH CHAMPLAIN, UNIT 5000-G
CHICAGO, IL 60615

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
MAR-21-08



REAL ESTATE
TRANSFER TAX
00135.00
FP 103042
0000039506

STATE OF ILLINOIS
STATE TAX
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
MAR-21-08



REAL ESTATE
TRANSFER TAX
00270.00
FP 103037
0000027243

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Exhibit "A" – Legal Description

UNIT NO. 5006-G, IN THE 5000-08 SOUTH CHAMPLAIN CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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 ¼ OF THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JULY 19, 2007, AS DOCUMENT NUMBER 0720015016, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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; 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.

TENANT WAIVED OR FAILED TO EXERCISE THEIR RIGHT OF FIRST REFUSAL