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WARRANTY DEED

Doc#: 0933529039 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2009 12:54 PM Pg: 1 of 3

THE GRANTOR, LONDON BUILDERS, *Corp* for and in consideration of TEN AND 00/100 DOLLARS, and other valuable consideration, in hand paid, CONVEYS AND WARRANTS to ADVENT DEVELOPMENT CORPORATION, a corporation created and existing under the laws of the State of Illinois, 100 N. LaSalle, Suite 1111, Chicago, Illinois 60602, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

UNIT 3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE 1422 S. ST. LOUIS AVENUE CONDOMINIUMS, AS DELINEATED AND DEFINED BY THE DECLARATIONS OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0736015061, IN THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT INDEX NUMBERS : 16-23-215-031-1003-~~0000~~
COMMON STREET ADDRESS: 1422 S. St. Louis, Unit #3, Chicago, Illinois 60623**

SUBJECT TO: Unpaid general real estate taxes, special assessments and special taxes levied after the date hereof; the rights of all persons claiming by, through or under Purchaser; easements of record; unviolated building, building line and use or occupancy restrictions, conditions and covenants of record and building and zoning laws and ordinances; roads and highways, streets and alleys, if any.

THIS DEED IS IN LIEU OF FORECLOSURE OF A CERTAIN TRUST DEED AND NOTE, SAID TRUST DEED RECORDED IN THE COOK COUNTY RECORDER OF DEEDS OFFICE UNDER DOCUMENT NUMBER

IN WITNESS WHEREOF, said party of the first has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

LONDON BUILDERS, *Corp*.

BY: 
Terrence Reese

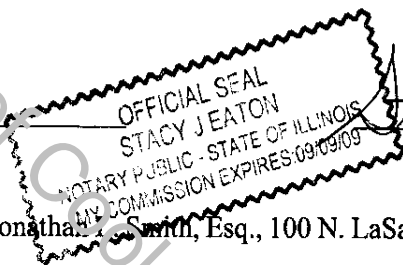
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State of Illinois)
) ss
County of Cook)

I, the undersigned authority a Notary Public in and for the residing in said County, in the state aforesaid, DO HEREBY CERTIFY THAT Terrence Reese personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that **they** signed, sealed and delivered the said instrument as **their** free and voluntary act, and the free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 26th day of, **August, 2009**.

Commission Expires _____



Stacy J. Eaton
NOTARY PUBLIC

This instrument was prepared by Jonathan Smith, Esq., 100 N. LaSalle, Suite 1111, Chicago, IL 60602.

Send subsequent tax bills to:

Mail To:

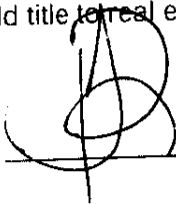
Property of Cook County Clerk's Office

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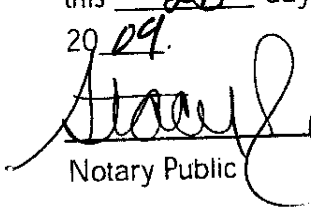
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: August 28, 2009

~~Signature:~~  _____
Grantor or Agent

Subscribed and sworn to before me by the
said Terrence Reese
this 28th day of August
2009.

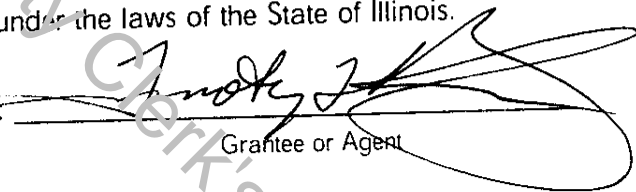


Notary Public

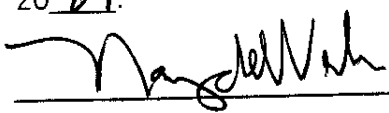


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: August 28, 2009

Signature:  _____
Grantee or Agent

Subscribed and sworn to before me by the
said Timothy T. Balin
this 28th day of August
2009.



Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act]