

UNOFFICIAL COPY

FIRST AMERICAN TITLE

RECORDER 1930683

1 of 2

SPECIAL WARRANTY DEED

FCDB SNPWL REO, LLC, by Green River Capital, its attorney in fact ("Grantor") in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby convey and quit claim to **Antoine M. Chandler** ("Grantee") the following described real estate in County Illinois:

a single person

See attached Exhibit A for Legal Description

P.I.N. # 20-03-224-056-1004

Property Commonly Known As: 4220-28 S. Champlain Unit 4220-3, Chicago, IL 60653

Grantor warrants to the Grantees and Grantees' heirs and assigns that it has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS-IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

Dated: December 9, 2009

FCDB SNPWL REO, LLC,

By: ~~Green River Capital~~, its attorney in fact

By: _____

DEWAYNE GAIN
AUTHORIZED SIGNATORY

Its: _____

This document prepared by:
Kluever & Platt, LLC
65 E. Wacker Place, Suite 2300
Chicago, IL 60601

Mail subsequent tax bills to and after recording return to:

Antoine M. Chandler
4220 S. Champlain
Unit-35
Chicago IL 60653

C.F.
4



Doc#: 1005312218 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/22/2010 02:04 PM Pg: 1 of 4

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STATE OF ILLINOIS
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE
 FEB. 17. 10

657700000 #

REAL ESTATE TRANSFER TAX
00132.00
FP 103027

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 FEB. 17. 10

657700000 #

REAL ESTATE TRANSFER TAX
00069.00
FP 103028

CITY OF CHICAGO
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE
 FEB. 17. 10

6518000000 #

REAL ESTATE TRANSFER TAX
01386.00
FP 102812

Property of Cook County Clerk's Office

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STATE OF NY)
) SS:
COUNTY OF NY)

I, Thomas Santora Notary Public, in and for the County and State aforesaid, DO
HEREBY CERTIFY, that DeWayne Chin personally known to me to the
Auth Signer of Green River Capital and personally known to me to be the same
person whose name is subscribed to the foregoing instrument, appeared before me this day in person and
severally acknowledged that as such DeWayne Chin, he signed and
delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to
authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and
voluntary act and deed of said corporation, for uses and purposes therein set forth.

Given under my hand and official seal this 14 day of Dec, 2009.

[Signature]
Notary Public

My Commission Expires: 8/4/12

THOMAS SANTORA
Notary Public, State of New York
No. 01SA8191079
Qualified in New York County
Commission Expires Aug. 4, 2012

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EXHIBIT A - LEGAL DESCRIPTION

Parcel 1:

Unit Number 4220 3-South in the 4220-28 S. Champlain Condominiums, as delineated and defined in the declaration recorded as Document Number 0431027082, as amended from time to time, together with its undivided percentage interest in the common elements, in Section 3, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to use Parking Space P-12, as a Limited Common Element, as delineated on the survey attached to the aforesaid declaration, recorded as Document Number 0431027082.

4220-28 South Champlain
Chicago, IL 60653

Property of Cook County Clerk's Office