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4322858

Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

(Limited Liability Company to Individual)



0317147063
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/20/2003 09:36 AM Pg: 1 of 3

Mail To:

John . . Clery, Esq.
John T. Clery, P.C.
1111 Plaza Drive, Suite 580
Schaumburg, Illinois 60173

4322858

Name & Address of Taxpayer

Joseph M. & Christine C. Karolewski
169 East Palatine Road
Unit 169-O
Palatine, Illinois 60067



THE GRANTOR, CMS CIRCLE PARK VENTURE, L.L.C., an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 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, **CONVEYS** and **WARRANTS** to Joseph M. Karolewski and Christine C. Karolewski, his wife, ~~as Tenants By The Entirety and as Joint Tenants in Common of Joint Tenants~~, city of Schaumburg, Illinois, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

***KAROLEWSKI AND JULIANNE M. KAROLEWSKI, AS JOINT TENANTS, NOT AS TENANTS IN PARCEL 1: UNIT 169-O TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON COMMON ELEMENTS IN THE CIRCLE PARK CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 002216897, IN THE NORTHWEST ¼ OF SECTION 23, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

PARCEL 2: EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-O-2, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS

SUBJECT TO: GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE; COVENANTS, RESTRICTIONS, CONDITIONS AND EASEMENTS OF RECORD; PARTY WALL RIGHTS AND AGREEMENTS, IF ANY; LIMITATIONS AND CONDITIONS IMPOSED BY THE ACT FOR IMPROVEMENTS NOT YET COMPLETED; ANY UNCONFIRMED SPECIAL TAX OR ASSESSMENT; INSTALLMENTS NOT DUE AT THE DATE HEREOF FOR ANY SPECIAL TAX OR ASSESSMENT FOR IMPROVEMENTS HERETOFORE COMPLETED; ROADS AND HIGHWAYS, IF ANY, PRIVATE, PUBLIC AND UTILITY EASEMENTS, INCLUDING ANY EASEMENTS ESTABLISHED BY OR IMPLIED FROM THE DECLARATION OR AMENDMENTS THERETO, IF ANY; APPLICABLE ZONING, BUILDING LAWS OR ORDINANCES; SPECIAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED OR INSTALLMENTS NOT DUE AT THE DATE HEREOF FOR IMPROVEMENTS HERETOFORE COMPLETED.

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STATE TAX

STATE OF ILLINOIS




JUN. 13. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

# 0000010197	REAL ESTATE TRANSFER TAX
	0014500
	FP 103014

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



JUN. 13. 03

REVENUE STAMP

# 0000009913	REAL ESTATE TRANSFER TAX
	0007250
	FP 103017

Property of Cook County Clerk's Office

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THE DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITING AND STIPULATED AT LENGTH THEREIN.

THE TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT.

GRANTOR ALSO HEREBY GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHT 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 EASEMENT SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS IS NOT HOMESTEAD PROPERTY

Permanent Real Estate Index Numbers: 02-23-101-089-0000, 02-23-101-090-0000
Address of Real Estate: 169 EAST PALATINE ROAD, UNIT 169-O, PALATINE, Illinois 60067

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Authorized Manager this 17th day of June 2003.

CMS CIRCLE PARK VENTURE, L.L.C.,
an Illinois Limited Liability Company

By [Signature]
GEORGE H. CARLSON, JR.
Authorized Manager

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 GEORGE H. CARLSON, JR., personally known to me to be the Manager of the CMS CIRCLE PARK VENTURE, L.L.C., and personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such GEORGE H. CARLSON, JR. and Manager they signed and delivered the said instrument, pursuant to authority given by the 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 17th day of June 2003.

[Signature] (Notary Public)

Prepared By: Gregory A. Papiernik, Esq.
Levin & Brend, P.C.
20 N. Wacker Drive, Suite 3400
Chicago, Illinois 60606

