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Chicago Title Insurance Company

Cook County Recorder of Deeds

Date: 06/20/2003 09:36 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

(Limited Liability Company to Îndividual)

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. Karowleski

169East Palatine Road

Unit 169-O

Palatine, Illinois 60067

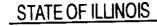
THE GRANTOR, CMS CIRCLE PARK VENTURE, L.L.C., an Illinois Limited Liability Company created and existing under and by virtue of the laws of the State of I line is and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable 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 Schaumburg, Illinois, the following described Real Estate sit ate 1 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. 002/216897, IN THE NORTHWEST 1/4 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 JAKKING 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 PAYARLE; 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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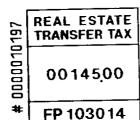
## **UNOFFICIAL COPY**





JUN. 13.03

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

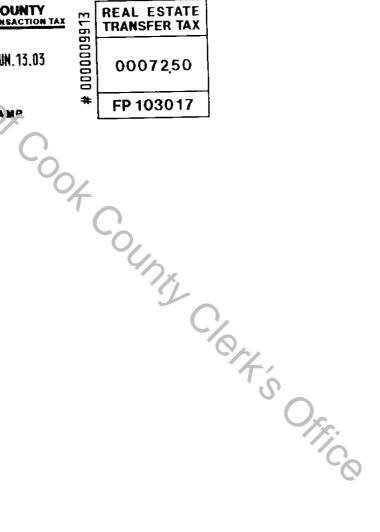






JUN. 13.03

REVENUE & TAMP



FP 103017

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COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARARATION 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 TALATINE 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 Marager this 1111 day of June 2003.

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

By

GEORGE H. CARLSON, JR.

Authorized Manager

## STATE OF ILLINOIS, COUNTY OF COOK ss.

204 COUNTY I, the undersigned, a Notary Public in and for said County and State afores id, 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 the ein set forth.

Given under my hand and official seal, this day of June 2003.

(Notary Public)

Prepared By:

Gregory A. Papiernik, Esq.

Levin & Brend, P.C.

20 N. Wacker Drive, Suite 3400

Chicago, Illinois 60606

FICIAL SEAL