

# UNOFFICIAL COPY

## Special Warranty Deed

Statutory (Illinois)  
Corporation to Individual

The GRANTOR, **R & S Builders & Developers, Inc.**, an Illinois corporation



Doc#: **0327914165**  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 10/06/2003 12:58 PM Pg: 1 of 2

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a corporation 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 (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

*A SINGLE WOMAN*      *A SINGLE WOMAN*  
**Christopher VanKula** and **Elizabeth J. Stephens**, of 2317 W. Wolfram, Chicago, IL 60618

2  
NB

not as Tenants in Common, but as JOINT TENANTS with rights of survivorship, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 3 in 933 North Wolcott Condominium as delineated on a Survey of the following described real estate: Lot 91 in Boake Resubdivision of Block 5 in Cochran and Other's Subdivision of the West 1/2 of the Southeast 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 032385419, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-3 and S-3, limited common elements, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

to have and to hold said premises not as Tenants in Common, but as JOINT TENANTS with rights of survivorship forever.

SUBJECT TO: General real estate taxes for 2003 and subsequent years.

Permanent Real Estate Index Number(s): 17-06-423-012-0000 (Affects underlying land)

Address(es) of Real Estate: 933 N. Wolcott St., Unit 3, Chicago, Illinois 60622

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 4th day of September, 2003.

R & S BUILDERS & DEVELOPERS, INC.

By: Shivjit S. Hundle  
Shivjit S. Hundle, Its President

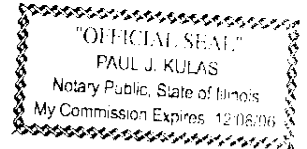
ACTE INC

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State of Illinois )  
                          )       ss.  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Shivjit S. Hundle personally known to me to be the President of R & S Builders & Developers, Inc., 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 acknowledged that as such President 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 the uses and purposes therein set forth

Given under my hand and seal, this 4th day of September, 2003.



*Paul J. Kulas*  
\_\_\_\_\_  
Notary Public

Commission expires: 8-06

This instrument prepared by: Law Offices of Kulas & Kulas, 2329 W. Chicago, Chicago, Illinois 60622

**STATE TAX**  
ILLINOIS  
SEP. 16.03  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
# 0000046965  
0036200  
FP326652

**CITY TAX**  
CITY OF CHICAGO  
SEP. 16.03  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
# 0000040792  
0090000  
FP326650

**COUNTY TAX**  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
SEP. 16.03  
REVENUE STAMP  
# 0000046794  
0018100  
FP326665

**CITY TAX**  
CITY OF CHICAGO  
SEP. 16.03  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
# 0000040791  
0090000  
FP326650

**CITY TAX**  
CITY OF CHICAGO  
SEP. 16.03  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
# 0000040793  
0091500  
FP326650

Mail to:

Heidi Weitmann Coleman, Esq.  
7301 N. Lincoln Ave., Suite 140  
Lincolnwood, Illinois 60712

Send subsequent tax bills to:

Christopher VanKula  
933 N. Wolcott St., Unit 3  
Chicago, Illinois 60622