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MP206472 / DBK

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

Doc#: 0513341014
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/13/2005 10:52 AM Pg: 1 of 4

THE GRANTOR, **GC PROPERTIES, LTD.**, 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, 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 **Shavone Brooks and Crystal Brooks, AS JOINT TENANTS**

Address: 9954 S. Hill Terrace, Apt. 202, Palos Hills, Illinois 60465
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) P-2
6324 S. KIMBARK AVE.
CHICAGO, ILLINOIS 60637

Permanent Real Estate Index Number: 20-23-200-019-0000, 20-23-200-020-0000

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 and attested by its Secretary this 29 day of April, 2005.

GC PROPERTIES, LTD.,
an Illinois corporation

BY: [Signature]
Its President


ATTEST: [Signature]
Its Secretary

POSTAGE METER SYSTEMS

M.G.R. TITLE

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAY. 11.05


REVENUE STAMP

0000159578

REAL ESTATE TRANSFER TAX
0000250
FP326670

STATE TAX

STATE OF ILLINOIS



MAY. 11.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000079693

REAL ESTATE TRANSFER TAX
0000500
FP326669

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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 Gheorghe Ciobanica, personally known to me to be the President and Secretary of GC PROPERTIES, LTD., an Illinois corporation, 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 President and Secretary he signed and delivered the said instrument, 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 official seal, this 27 day of April, 2005.



[Signature]
NOTARY PUBLIC

Mail To:

Donna Parker
9001 S. Bell
Chicago, IL 60620

Name and Address of Taxpayer:

Shavone Brooks and Crystal Brooks
6331 S. Kimbark Avenue
Unit 6331-3W
Chicago, IL 60637

Prepared By:

Law Offices of Steven E. Moltz
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603

City of Chicago
Dept. of Revenue
379611
05/11/2005 14:33
Batch 02229 27
Real Estate
Transfer Stamp
\$37.50
City of Chicago Seal

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LEGAL DESCRIPTION

PARCEL ONE:

PARKING SPACE P-2 IN THE KIMBARK ESTATES CONDOMINIUMS,
AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 22 AND 23 IN BLOCK 3 IN WAIT AND BOWEN'S SUBDIVISION OF THAT PART OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF THE RAILROAD, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0318818024 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

CA ~~PARCEL TWO:~~

~~THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-4, A LIMITED
COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE
DECLARATION RECORDED AS DOCUMENT 0318818024.~~

ADDRESS: **UNIT(S)** P-2
6318-24 S. KIMBARK AVE.
CHICAGO, ILLINOIS 60637

P.I.N: 20-23-200-019-0000, 20-23-200-020-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED JULY 7, 2003, AS DOCUMENT NUMBER 0318818024 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES, (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS WILLING TO INSURE OVER WITHOUT COST TO PURCHASER.

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, 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.

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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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

Property of Cook County Clerk's Office