# **UNOFFICIAL COPY**

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)

#### Mail To:

Terry Chiganos, Esq. 3051 Oak Grove Drive Downers Grove, IL 60515

### **Send Subsequent Tax Bills To:**

Christina Karveles 300 W. Grand Unit 304 Chicago, IL 60610



Doc#: 0613635156 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds
Date: 05/16/2006 08:59 AM Pg: 1 of 3

#### RECORDER'S STAMP

THE GRANTOR, Mark C. Roberts, an unmarried man, of the City of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEY and WARRANT to Christina Karvelas, an unmarried woman, of Chicago, Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit 'A"

SUBJECT TO: General real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the use and enjoyment of the real estate; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 17-09-236-019-1017

Property Address: 300 W. Grand, Unit 304, Chicago, IL 60610

Dated this \_\_\_\_\_\_, day of \_\_\_\_\_\_\_, 2006.

BOX 15

Mark C. Roberts

TICOR TITLE INSURANCE 1511 W. BARRY CHICAGO. IL 60657

584516

# **UNOFFICIAL CC**

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 MARK C. ROBERTS is personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes

Subscribed and sworn to before me this \_\_\_\_ day of \_\_\_\_\_ \*\*\*\*\*\*\*\*\*\*\*\* "OFFICIAL SEAL" RANDALL J BOYER OMMISSION EXPIRES 09/25/0 My Commission Expires

This instrument was prepared by:

Tory Boyer, Zucker & Boyer, Ltd., 3223 Lale Ave., Suite 15C-303, Wilmette, IL 60091 (Name and Address)

#### MAIL TO:

Terry Chiganos, Esq. 3051 Oak Grove Drive Downers Grove, IL 60515

### COOK COUNTY REAL ESTATE STATE THANSACTION TA TRANSFER TAX COUNTY TAX MAY. 12.06 0013950 # FP326707

# SEND SUBSEQUENT TAX BILLS TO:

Christina Karveias 300 W. Grand Unit 304 Chicago, IL 60610



0613635156D Page: 3 of 3

# UNOFFICIAL COMPANY TICOR TITLE INSURANCE COMPANY

## COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2000 000584510 CH

SCHEDULE A (CONTINUED)

### 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT NUMBER 304 IN THE 300 WEST GRAND AVENUE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLOWING DESCRIBED REAL ESTATE: PART OF BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 98548808 AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASTMINTS FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, UTILITIES, ENCROACHMENTS, INCRESS AND EGRESS, MAINTENANCE, COMMON WALLS AND STORAGE AND OTHER USES MORE SPECIFICALLY SET FORTH IN THE 300 WEST GRAND, CHICAGO, ILLINOIS DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 96179357 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 98548807.

PARCEL 3: THE EXCLUSIVE RIGHT 10 USE PARKING SPACE 3 LOCATED ON THE FOLLOWING DESCRIBED LAND FOR THE PURPOSES OF PARKING VEHICLES AND INGRESS AND EGRESS THERETO, AS CREATED BY PARKING AGREEMENT RECORDED AS DOCUMENT NUMBER 98548809 AND SHOWN ON THE SITE PLAN ATTACHED THERETO, AND THE UNIT OWNER AGREEMENT RECORDED AS DOCUMENT NUMBER 98813743, SAID LAND DESCRIBED AS FOLLOWS: LOTS 14, 15, 16, 17 AND 18 BLOCK 8 IN BUTLER, WRIGHT AND WEBSTER'S AUDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIFD PRINCIPAL MERIDIAN.

CRLEGAL