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WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)



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

Mail To:

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

Send Subsequent Tax Bills To:

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

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 7 day of April, 2006.

BOX 15

Mark C Roberts
Mark C. Roberts

584510

TICOR TITLE INSURANCE
1511 W. BARRY
CHICAGO, IL 60657

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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: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR SUPPORT, UTILITIES, ENCROACHMENTS, INGRESS 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 TO 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 ADDITION TO CHICAGO IN SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN.