

UNOFFICIAL COPY

Chicago Title Insurance Company

**WARRANTY DEED  
ILLINOIS STATUTORY  
(Corporation to Individual)**



Doc#: 0634101209 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/07/2006 08:36 AM Pg: 1 of 3

1183  
CTI (4) SA 2221084

**THE GRANTOR**, C & T Builders, Inc., 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, **CONVEY(S)** and **WARRANT(S)** to Curtis McKinney, Individual, **(GRANTEE'S ADDRESS)** 8132 S. Sawyer, Chicago, Illinois 60652 of the County of Cook, the following described 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**

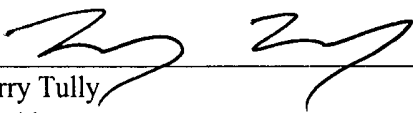
**SUBJECT TO:** covenants, conditions and restrictions of record, ~~private~~, public and utility easements and roads and highways, party wall rights and agreements, ~~existing leases and tenancies~~, general taxes for the year 2006 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s.)

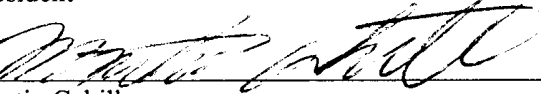
GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF ITS SUCCESSORS 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 PROVISION OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN

Permanent Real Estate Index Number(s): 16-13-313-021-0000  
Address(es) of Real Estate: 3009 W. Polk Unit #3, Chicago, Illinois 60612

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 President, and attested by its Secretary this 20th day of November, 2006.

C & T Builders, Inc.

By   
Larry Tully  
President

Attest   
Martin Cahill  
Secretary

BOX 334 CTI

396 C.A.

STATE OF ILLINOIS, COUNTY OF COOK, ss

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I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Larry Tully, personally known to me to be the President of the C & T Builders, Inc., and Martin Cahill, personally known to me to be the Secretary of said corporation, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Larry Tully and President they 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 their 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 20th day of November, 2006.

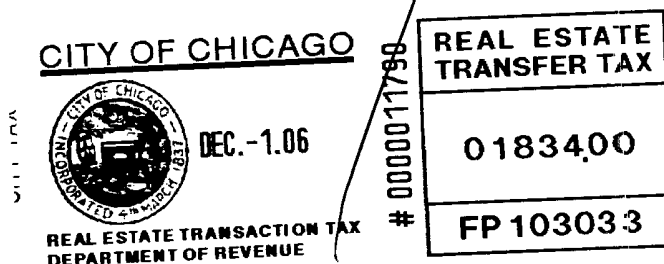
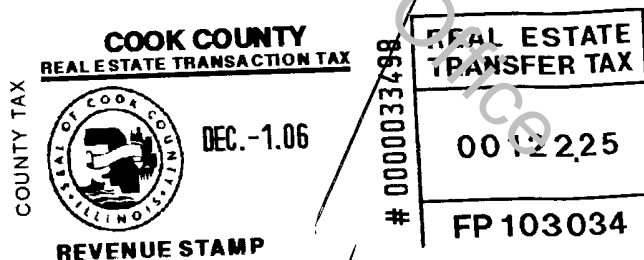
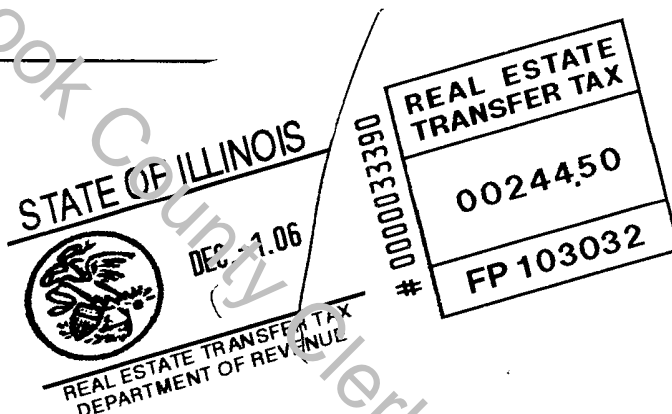


*Linda J. Mastey* (Notary Public)

**Prepared By:** William Maraldo  
Attorney at Law  
11516 W. 183rd Street Suite NE  
Orland Park, Illinois 60462

**Mail To:**  
Delaine Frangos  
Attorney at Law  
617 Madison Street  
Oak Park, Illinois 60302

**Name & Address of Taxpayer:**  
Curtis McKinney  
8132 S. Sawyer  
Chicago, Illinois 60652



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EXHIBIT "A"  
Legal Description

UNIT NUMBER 3 IN 3009 WEST POLK STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 4 IN BLOCK 4 IN P.W. SHOWHOOK DOUGLAS PARK ADDITION IN THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 13, 2006 AS DOCUMENT NUMBER 0628634021; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF P-3 LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM

Property of Cook County Clerk's Office