

# UNOFFICIAL COPY



Chicago Title Insurance Company

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



0718435144D

Doc#: 0718435144 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/03/2007 09:12 AM Pg: 1 of 4

BOX 333-C11

THE GRANTOR, D.S. Parker Place, L.L.C., 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 Vincent Culloton

(GRANTEE'S ADDRESS) 3673 North Elston, Chicago, Illinois 60618

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

(SEE ATTACHED LEGAL DESCRIPTION)

1043

FC

C.T.I./W  
Σ 5346202  
27046924

- SUBJECT TO:** (i) General real estate taxes not yet due and payable;
- (ii) Covenants, conditions, and restrictions of record;
- (iii) Public and utility easements, including drainage system easement;
- (iv) Zoning and building laws and ordinances and building lines;
- (v) Roads and highways, if any;
- (vi) Illinois Condominium Property Act (the "Act");
- (vii) The Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws for the Parker Place Condominium Association (the "Declaration");
- (viii) Such other matters as to which the Title Insurer commits Purchaser against loss or damage;
- (ix) Encroachments, which do not effect the use of the Unit as a residence; and
- (x) Acts of 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, 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.

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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.

Permanent Real Estate Index Number(s): 13-27-303-033-0000

Address(es) of Real Estate: 2748 North Kostner, Unit 302 & P.S. P-4, Chicago, Illinois 60625

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 Manager, and attested by its \_\_\_\_\_ this 20<sup>th</sup> day of JUNE, 2007.

D.S. Parker Place, L.L.C.

By *Darius Wrzosek*  
Darius Wrzosek  
Manager

Attest \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Property of Cook County Clerk's Office

CITY OF CHICAGO  
CITY TAX  
JUN. 28. 07  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000014566  
REAL ESTATE TRANSFER TAX  
015980.00  
FP 103033

STATE OF ILLINOIS  
STATE TAX  
JUN. 28. 07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000040884  
REAL ESTATE TRANSFER TAX  
00213.00  
FP 103032

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JUN. 28. 07  
REVENUE STAMP

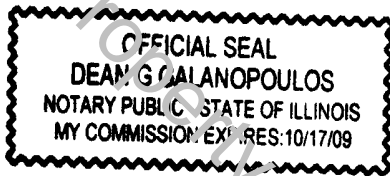
# 0000040984  
REAL ESTATE TRANSFER TAX  
00106.50  
FP 103034

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STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Darius Wrzosek, personally known to me to be the Manager of the D.S. Parker Place, L.L.C., and \_\_\_\_\_, personally known to me to be the \_\_\_\_\_ 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 Darius Wrzosek and Manager 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 20<sup>TH</sup> day of June 10 2007



 (Notary Public)

**Prepared By:** Dean G Galanopoulos  
340 West Butterfield Road, #1-A  
Elmhurst, Illinois 60126

**Mail To:**

~~Helen Chaharbakhshi~~ Vincent Culloton  
~~6600 North Lincoln Avenue, #200~~ 2748 N. Kostner, Unit 302  
~~Lincolnwood, Illinois 60712~~ Chicago, IL 60625

**Name & Address of Taxpayer:**

Vincent Culloton  
2748 North Kostner, Unit 302 & P.S. P-4  
Chicago, Illinois 60625

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## CHICAGO TITLE INSURANCE COMPANY

**ORDER NUMBER:** 1401 EC8346202 NDA  
**STREET ADDRESS:** 2748 NORTH KOSTNER, UNIT 302 & P.S. P-4  
**CITY:** CHICAGO **COUNTY:** COOK  
**TAX NUMBER:** 13-27-303-033-0000

**LEGAL DESCRIPTION:**

UNIT NO. 302 AND PARKING SPACE P-4, IN THE PARKER PLACE AT KOSTNER CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
LOTS 16 AND 17 IN J.E. WHITE'S RESUBDIVISION OF LOTS 24 TO 34 IN BLOCK 1 IN S.S.HAYES' KELVIN GROVE ADDITION TO CHICAGO, A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0715622000 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.