

UNOFFICIAL COPY

Special Warranty Deed
Statutory (Illinois)
Corporation to Individual

The GRANTOR, **LARRABEE EQUITY, INC.**, an Illinois corporation,



Doc#: 1019326136 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/12/2010 02:09 PM Pg: 1 of 3

CTIC NH

Property of Cook County Clerk's Office

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 (\$10.00) 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

SUPOUT DEEPIPAT and PHANNIPA DEEPIPAT, husband and wife,

as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF.

TO HAVE AND TO HOLD said premises as husband and wife, neither as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY forever, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: Real estate taxes for 2009 and thereafter.
P.I.N. (s): 17-04-324-015-0000 (affects underlying)
Address(es) of Real Estate: 925 N. Larrabee, Units 3N, P-7 and P-8, Chicago, Illinois 60610

SA 34 77540

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.

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 has waived or has failed to exercise the right of first refusal.

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 this 30th day of June, 2010.

LARRABEE EQUITY, INC

By:
VLADIMIR ZARANOK, President

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SC Y
INT Ad

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BOX 334 CTI

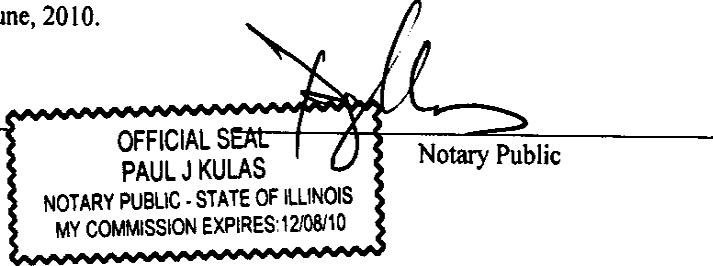
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State of Illinois)
) ss.
County of Cook)

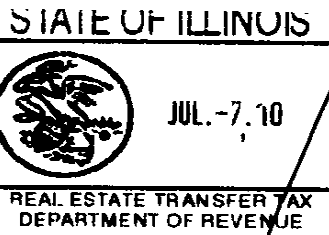
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vladimir Zaranok, personally known to me to be the President of Larrabee Equity, Inc., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 30th day of June, 2010.

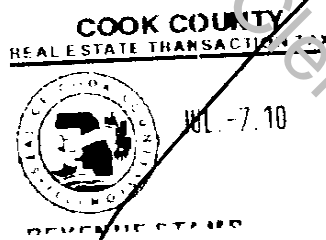
Commission expires: 12-8-10



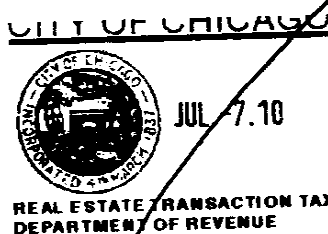
This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



# 0000003087	REAL ESTATE TRANSFER TAX
	00550.00
	FP 103032



# 0000003093	REAL ESTATE TRANSFER TAX
	00275.00
	FP 103034



# 0000006816	REAL ESTATE TRANSFER TAX
	05775.00
	FP 103033

Mail to:

Danny Looney
23519 Kishwaukee Valley Rd.
Marengo, Illinois 60152

Send subsequent tax bills to:

Supout Deepipat & Phannipa Deepipat
925 N. Larrabee, Unit 4N
Chicago, Illinois 60610

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LEGAL DESCRIPTION

Unit Numbers 3N, P-7 and P-8 in 925 North Larrabee Condominiums as delineated on a Plat of Survey of 925 North Larrabee Condominiums, which Plat of Survey is attached as Exhibit D to the Declaration of Condominium recorded September 24, 2009, in the office of the Recorder of Deeds of Cook County, Illinois as document number 0926718023 of the following described parcel of real estate:

The North 1/2 of Lot 4 in Mackubin's Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois, excepting therefrom Parcel 1 (Commercial Space C-1) and Parcel 2 (Commercial Space C-2) more particularly described as follows:

Parcel 1:

That part of the North 1/2 of Lot 4 which lies above Horizontal Plane having an elevation of 14.05 feet Chicago Benchmark Datum and which lies below the following described and bounding planes:

Plane 1: Commencing at the Northwest corner of the North 1/2 of Lot 4; thence South 0.99 feet; thence East 1.10 feet to the point of the beginning of the Horizontal Plane having an elevation of 32.70 Chicago Benchmark Datum and described as follows: East 102.49 feet; thence South 19.74 feet; thence West 41.23; thence South 22.04 feet; thence West 55.50 feet; thence North 13.10 feet; thence East 17.13 feet; thence North 9.78 feet; thence West 23.07 feet; thence North 18.90 feet to the point of the beginning of the above defined plane.

Plane 2: Commencing at the Northwest corner of the North 1/2 of Lot 4; thence South 0.99 feet; thence East 1.10 feet; thence East 102.49 feet; thence South 19.74 feet; thence West 41.23 feet; thence South 8.22 feet to the point of the beginning of the Horizontal Plane having an elevation 23.05 feet Chicago Benchmark Datum and described as follows: East 1.68 feet; thence South 6.63 feet; thence East 7.42 feet; thence South 7.61 feet; thence West 7.15 feet; thence North 0.42 feet; thence West 1.95 feet; thence North 13.82 feet to the point of the beginning of the above-defined plane.

Plane 5: That part of the North 1/2 of Lot 4 which lies above Horizontal Plane having an elevation of 3.10 feet Chicago Benchmark Datum and which lies below the following described and bounding planes: Commencing at the Northwest corner of the North 1/2 of Lot 4; Thence South 21.89; thence East 73.15 feet to the point of the beginning of the horizontal plane having an elevation 13.10 feet Chicago Benchmark Datum and described as follows: East 6.95 feet; thence South 6.22 feet; thence West 6.95 feet; thence North 6.22 feet to the point of the beginning of the above defined plane.

Parcel 2:

That part of the North 1/2 of Lot 4 which lies above Horizontal Plane having an elevation of 24.10 feet Chicago Benchmark Datum and which lies below the following described and bounding planes:

Plane 3: Commencing at the Northeast corner of the North 1/2 of Lot 4; thence South 0.70 feet; thence West 0.83 feet to the point of the beginning of the Horizontal Plane having an elevation of 32.40 feet and described as follows: South 48.47 feet; thence West 21.51 feet; thence North 3.27 feet; thence West 1.32 feet; thence North 15.92 feet; thence East 1.32 feet; thence North 29.28 feet; thence East 21.51 feet to the point of the beginning of the above defined plane.

Plane 4: Commencing at the Northeast corner of the North 1/2 of Lot 4; thence South 0.70 feet; thence West 0.83 feet; thence South 48.47 feet; thence West 21.51 feet; thence North 3.27 feet; thence West 1.32 feet to the point of the beginning of the Horizontal Plane having an elevation 32.70 feet and described as follows: South 3.00 feet; thence West 41.07 feet; thence North 19.76 feet; thence East 12.12 feet; thence North 1.29 feet; thence West 1.29 feet; thence North 5.48 feet; thence East 5.77 feet; thence South 5.48 feet; thence West 1.13 feet; thence South 1.29 feet; thence East 17.90 feet; thence North 7.53 feet; thence East 7.69 feet; thence South 24.49 feet to the point of the beginning of the above defined plane.

PIN: 17-04-324-015-0000 (affects underlying)
Commonly known as: 925 N. Larrabee St., Units 3N, P-7 and P-8 Chicago, Illinois 60610