

# UNOFFICIAL COPY

**THIS DOCUMENT WAS  
PREPARED BY:**

Law Office of Joan Maloney  
1140 N. Milwaukee  
Chicago, Illinois 60642

**AFTER RECORDING, MAIL  
TO:**

*Louis H. Levinson  
33 N LA SALLE  
Suite 3200  
CHICAGO, IL  
60662*



Doc#: 1318948004 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/08/2013 09:36 AM Pg: 1 of 3

This space is for RECORDER'S USE ONLY

## WARRANTY DEED

Camille D. Taylor and Stephen Eshelman, husband and wife, as joint tenants, (Grantor) of City of Los Angeles, California and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY AND WARRANT to James M. Showalter and Jennifer J. Park, husband and wife, not as Joint Tenants, but as Tenants by the Entirety, (Grantee) of the City of Chicago, Illinois, all interests, rights and title of the Grantor(s) in the following described real property ("Property") situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

SUBJECT ONLY TO: (a) general real estate taxes not due and payable at the time of conveyance; (b) building, building line and use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances; (d) easements for public utilities; and (e) drainage ditches, feeders, laterals and drain tile, pipe or other conduit; hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**Permanent Real Estate Index Number: 17-04-300-047-1458/17-04-300-047-1564**

**Address of Real Estate: 900 N. Kingsbury, Unit 956 and PS- 220, Chicago, IL 606104  
St.**

[EXECUTION PAGE FOLLOWS]

*15820-13-01113K*  
**NAT**

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IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed  
this 6 day of May, 2013.



Camille D. Taylor  
Camille D. Taylor  
Stephen Eshelman  
Stephen Eshelman

Property of Cook County	<b>Send Subsequent Tax Bills To:</b>
	<u>JAMES M. SALWALTER</u> (Name)
	<u>900 N. KINGSBURY UNIT 457</u> (Address)
	<u>CHICAGO, IL 60614</u> (City, State, Zip)

STATE OF California  
COUNTY OF Los Angeles <sup>ss</sup>

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, Camille D. Taylor and Stephen Eshelman are personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.


Given under my hand and official seal, this 6 day of May, 2013

<b>REAL ESTATE TRANSFER</b>	06/11/2013
 <b>COOK</b>	\$215.00
 <b>ILLINOIS:</b>	\$430.00
<b>TOTAL:</b>	\$645.00

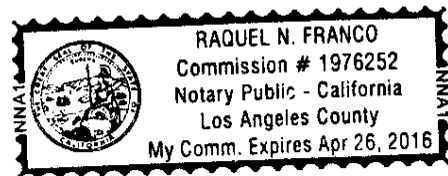
17-04-300-047-1564 | 20130501601128 | BUL7JL

Raquel N. Franco  
NOTARY PUBLIC

Commission expires April 26, 2016

<b>REAL ESTATE TRANSFER</b>	06/11/2013
 <b>CHICAGO:</b>	\$3,225.00
<b>CTA:</b>	\$1,290.00
<b>TOTAL:</b>	\$4,515.00

17-04-300-047-1564 | 20130501601128 | DNNQPD



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Loan Number: 1011304PM059714

Date: MAY 20, 2013

Property Address: 900 N KINGSBURY STREET UNIT 956  
CHICAGO, ILLINOIS 60610

Pin # 17-04-300-047-1458

**EXHIBIT "A"**

PARCEL 1:  
UNIT 956 AND PARKING UNIT P-220, IN THE DOMAIN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOTS 21 THROUGH 26 IN BLOCK 96 IN ELSTON'S ADDITION TO CHICAGO; PART OF LOTS 1 THROUGH 4 IN ELSTON'S ADDITION TO CHICAGO, AND PART OF LOT 5 IN ASSESSORS PLAT OF LOTS 5 AND 6 IN BLOCK 95 OF ELSTON'S ADDITION TO CHICAGO ALL LOCATED IN THE WEST 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, MORE PARTICULARLY DESCRIBED ON THE SURVEY ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 2, 2002 AS DOCUMENT 0020733519 AND AS AMENDED BY FIRST AMENDMENT RECORDED AUGUST 26, 2002 AS DOCUMENT 0018935269, AND AMENDED BY SECOND AMENDMENT RECORDED OCTOBER 9, 2002 AS DOCUMENT 002110221, AND AS AMENDED BY THIRD AMENDMENT RECORDED AS DOCUMENT 0021191161, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:  
THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER 156, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF SAID RECORDED AS DOCUMENT 0020733519.

PARCEL 3:  
NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS AND OPERATING AGREEMENT RECORDED MARCH 12, 2001 AS DOCUMENT 0010192877 AND AS AMENDED AND RESTATED BY INSTRUMENT RECORDED OCTOBER 16, 2002 AS DOCUMENT 0021128849 FOR THE FOLLOWING PURPOSES:

- A) INGRESS AND EGRESS AND USE
- B) STRUCTURAL SUPPORT
- C) USE OF FACILITIES IN THE CATALOG BUILDING AND GARAGE BUILDING
- D) MAINTENANCE OF CATALOG BUILDING EASEMENT FACILITIES AND GARAGE EASEMENT FACILITIES
- E) MAINTENANCE AND USE OF EASEMENT FACILITIES
- F) SUPPORT, ENCLOSURE, USE AND MAINTENANCE OF CATALOG BUILDING AND GARAGE BUILDING COMMON WALLS, CEILINGS AND FLOORS
- G) WATER MAIN CONNECTION, SANITARY SEWER MAIN CONNECTION AND GAS MAIN CONNECTION
- H) UTILITIES
- I) PERMITTING EXISTENCE OF ENCROACHMENTS IN CATALOG BUILDING AND GARAGE BUILDING
- J) EXTERIOR MAINTENANCE
- K) EXTERIOR SIGNAGE
- L) DUMPSTERS
- M) OWNED FACILITIES
- N) SHARED FACILITIES AND
- O) OVERHANGING BALCONIES.

OVER THE LAND DESCRIBED IN EXHIBITS ATTACHED THERETO.