

# UNOFFICIAL COPY

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19ST04880PK

## Warranty Deed Statutory (ILLINOIS)

Doc#: 2000346268 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 01/03/2020 01:35 PM Pg: 1 of 2

Dec ID 20191201674886  
ST/CO Stamp 0-609-553-760 ST Tax \$153.00 CO Tax \$76.50

### Above Space for Recorder's Use Only

**THE GRANTOR, BTC BUILDERS, LLC, an Illinois limited liability company**, of 156 S. Whitehall Ct., Palatine, Illinois 60067 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, **CONVEYS** and **WARRANTS** to **TOMASZ ZUR**, of 479 Clubhouse Circle, Roselle, Illinois 60172, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 12-BB-2 IN CROSS CREEK CONDOMINIUM BUILDING NO. 12 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF THE LOT 3 IN CROSS CREEK, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 7, 1979 AS DOCUMENT 24835738, BOUNDED BY A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 299.66 FEET EAST, AS MEASURED ALONG THE NORTH LINE THEREOF AND 206.00 FEET SOUTH, AS MEASURED AT RIGHT ANGLES TO SAID NORTH LINE OF THE NORTHWEST CORNER OF SAID LOT 3; THENCE NORTH 86 DEGREES 30 MINUTES 38 SECONDS EAST, PARALLEL WITH THE NORTH LINE OF SAID LOT, 152.42 FEET; THENCE SOUTH 3 DEGREES 29 MINUTES 22 SECONDS EAST, 70.33 FEET; THENCE 86 DEGREES 30 MINUTES 38 SECONDS WEST, 152.42 FEET; THENCE NORTH 3 DEGREES 29 MINUTES 22 SECONDS WEST, 70.33 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR THE CROSS CREEK CONDOMINIUM BUILDING NO. 12 RECORDED AS DOCUMENT 26945542 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

P.I.N. 07-35-400-049-1136

c/k/a: 877 Cross Creek Dr, Unit BB2, Roselle, Illinois 60172

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**SUBJECT TO:** covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

[SIGNATURE PAGE TO FOLLOW]

# UNOFFICIAL COPY

Dated this 14th of Dec, 2019

BPC BUILDERS, LLC, an Illinois limited liability company

by Bill Giannikoulis  
BILL GIANNIKOULIS  
its: Manager

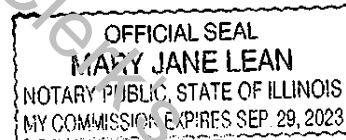
State of Illinois }  
                          }     ss  
County of Cook    }

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY THAT BILL GIANNIKOULIS, Manager of BPC BUILDERS, LLC., an Illinois limited liability company, the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument pursuant to authority given by the Operating Agreement of said Company, as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14th day of Dec, 2019.

Mary Jane Lean  
NOTARY PUBLIC

This instrument was prepared by:  
John N. Skoubis, Esq.  
Skoubis & Mantas, LLC  
1300 West Higgins Road  
Suite 209  
Park Ridge, Illinois 60068



**MAIL TO:**

Thomas E. Sullivan  
2900 Dukane Dr #2  
St. Charles, IL 60174

**SEND SUBSEQUENT TAX BILLS TO:**

Tomasz Zol  
479 Clubhouse  
Roseville, IL 60172