

ON THIS 25th day of SEPT. 1997

4153/0136 04 001 1997-10 01 15:46:57

Cook County Recorder

4227/1995-1997

THE GRANTOR **HERCULES HOLDINGS, INC.**, a corporation created and existing under and by the 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 the sum of TEN (\$10.00) ONLY DOLLARS in hand paid, and pursuant to authority given by the Board of said corporation, with its principal place of business at 3614 N. Ashland, in the County of Cook, City of Chicago and State of Illinois,

For and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS and WARRANTS to the GRANTEE **RANDALL L. TALCOTT**, of 1933 North Mohawk, in the County of Cook, City of Chicago, State of Illinois,

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

**Legal:** UNIT 2-N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OLYMPIA COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 97-479764, IN EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Common Address:** Unit 2-N, 4641 North Magnolia, Chicago, IL 60640

**PIN:** 14-17-111-004-0000, Undivided

GIT

See Rider attached hereto and incorporated herein AND hereby releasing and waiving all rights under and virtue of the homestead Exemption Laws of the State of Illinois.

**HERCULES HOLDINGS, INC.**, an Illinois Corporation.

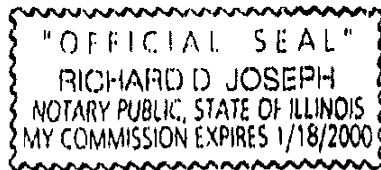
Steven Sgouras  
**STEVEN SGOURAS, President**  
3614 North Ashland, Chicago, IL 60613

4221855

I, the undersigned, a Notary Public in and for said Cook County, in the State of Illinois aforesaid, **DO HEREBY CERTIFY** that STEVEN SGOURAS, personally known to me to be the President of the **HERCULES HOLDINGS, INC.**, Corporation, and STEVEN SGOURAS, personally known to me to be the Assistant Secretary of said Corporation, and personally known to be same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument as President and Secretary of said Corporation, and caused the corporate seal of said Corporation to be affixed hereto, 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 set forth.

Given under my hand and notarial seal this 25th day of September, 1997.

Richard D. Joseph  
Notary Public



This Instrument Prepared By:  
**Richard D. Joseph, Esquire**  
53 W. Jackson  
Suite 1750  
Chicago, Illinois 60604  
Tel: (312) 341-0227

# UNOFFICIAL COPY

\* CITY OF CHICAGO  
\* REAL ESTATE TRANSACTION TAX  
\* DEPT. OF REVENUE  
\* 795.00  
\* 08/11/11

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Cook County  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
106.00  
08/11/11

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
212.50  
08/11/11

COMMON ADDRESS: Unit 2-N Parking Space P-2-N  
(Limited Common Element)

4641 North Magnolia, Chicago, Illinois 60640

PIN: 14-17-111-004-0000 / Undivided

GRANTEE(S): Randall L. Tulcott

DEED  
EXHIBIT "A"

Parcel 1:

Parcel 2: The exclusive right to the use of the Parking Space P-2N, a Limited Common Element as Delineated on the Survey attached as Exhibit "C" to the Declaration in the aforesaid Condominium recorded as document 971179764.

Subject To: Covenants, conditions and restrictions of record, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments, if any, thereto, public and utility easements, including any easements, established by or implied from the Declaration of Condominium or amendments thereto, if any; party wall rights and agreements, if any, limitations and conditions imposed by the Condominium Property Act, installments not due at the date hereof for any special tax or assessments for improvements heretofore completed, unconfirmed special taxes or assessments, general real estate taxes for 1996 ~~second installment~~ and subsequent years; (applicable zoning and building laws and ordinances and ordinances of record, if any; leases and licenses affecting the common elements).

Grantor also hereby grants to Grantee, their successors and assigns, its 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 and mortgages of said remaining property.

This Deed is subject to all rights, easements, covenants and conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

This Deed is conveyed on the conditional limitation that the percentage of ownership of said Grantees in the common elements shall be divested pro tanto and vest in the Grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is also hereby reserved to the Grantor herein to accomplish this result. The acceptance of this conveyance by the Grantees shall be deemed an Agreement with the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all other terms of said Declaration, which is hereby incorporated herein by reference thereto, and all the terms of each amended Declaration recorded pursuant thereto.

TENANTS NOTICE: The Grantor certifies that the property is now construction on a vacant lot and there were no prior that any Tenants entitled to notice of Tenants rights under Section 30 of the Illinois Condominium Property Act were given such notice (were given said notice).

MAIL TO: Randall L. Tulcott  
4641 N. Magnolia #2N  
Chgo. IL 60640

