

UNOFFICIAL COPY

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2000-10-05 15:17:24  
Cook County Recorder 25.50

WARRANTY DEED  
ILLINOIS STATUTORY  
(CORPORATION TO INDIVIDUAL)



2028697/CJ/Ub  
MTC 1 of 2

THE GRANTOR, **Montana Development Corporation**, 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, CONVEYS AND WARRANTS to Otto Kopec and ~~YEVGENIYA SOKOLOVA~~ Yevgeniya Sokolova, not as tenants in common, but as joint tenants

3 M

Address: \_\_\_\_\_  
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

Address of Real Estate: **UNIT(S)** 10  
**5101 W. MONTANA ST.**  
**CHICAGO, ILLINOIS 60639**

Permanent Real Estate Index Number: 13-28-428-017-0000

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 and attested by its Secretary this 28th day of September, 2000.

**MONTANA DEVELOPMENT CORPORATION,**  
an Illinois corporation

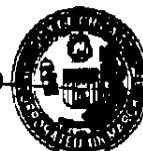
BY: [Signature]  
Its President

ATTEST: [Signature]  
Its Secretary

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
OCT. 5.00  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0003850
FP326670

City of Chicago  
Dept. of Revenue  
236690



Real Estate Transfer Stamp  
\$577.50

10/05/2000 13:46 Batch 07207 24

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that MARK PIECZKA, personally known to me to be the President of MONTANA DEVELOPMENT CORPORATION, an Illinois corporation, and PAWEL MROZEK, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary they signed and delivered the said instrument, 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 28th day of September, 2000.

*Brenda L. Krasuski*  
NOTARY PUBLIC



Prepared By:  
Steven E. Moltz  
JOSEPH D. PALMISANO, P.C.  
79 West Monroe, Suite 826  
Chicago, Illinois 60608



Mail To:  
Marek Sciblo  
6689 N. Northwest Hwy.  
Chicago, Illinois 60631

Name and Address of Taxpayer:  
Otto Kopec  
5101 West Montana Unit 10  
Chicago, Illinois 60639

STATE TAX

STATE OF ILLINOIS

OCT. - 5.00

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 0000019286

REAL ESTATE TRANSFER TAX
0007700
FP326660

UNIT 10 in 5101 W. MONTANA CONDOMINIUM as delineated on a survey of the following described real estate:

Lots 49 and 50 in Hulberts Fullerton Avenue Highlands Subdivision No. 2, being a subdivision of the West ½ of the Southwest ¼ of Section 28, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

which survey is attached to the Declaration of Condominium recorded as Document number 00726576, together with an undivided percentage in the Common Elements.

Unit 10  
ADDRESS: 5101 W. MONTANA ST., CHICAGO, ILLINOIS 60639

P.I.N. 13-23-428-017

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Declaration of Condominium recorded September 19, 2000 as Document number 00726576 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (3) applicable zoning and building laws and ordinances; (4) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, encroachments and easements of record.

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, 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 HAD NO RIGHT OF FIRST REFUSAL.