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2001-05-24 09:18:54  
Cook County Recorder 23.50

**Special Warranty Deed**  
Statutory (Illinois)  
Corporation to Individual



9/28/01  
1200318 1/3

The GRANTOR, **J & H Developers, Inc.**, an Illinois 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 (\$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

**Craig Stelmachowski**, a Single Man, of 939 W. Madison, Chicago, Illinois 60607

2  
CC

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

Parcel 1: Unit 2 in the 1306 N. Greenview Condominium as delineated on a Survey of the following described real estate: Lot 11 in Hurford's Subdivision of the South 1/2 of Block 11 in the Canal Trustees' Subdivision of the West 1/2 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0010306621, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-2 and S-2, limited common elements, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

SUBJECT TO: General real estate taxes for 2001 and subsequent years.

Permanent Real Estate Index Number(s): 17-05-116-068-0000 (Affects underlying land)

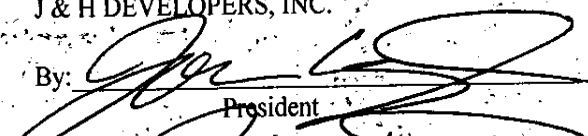
Address(es) of Real Estate: 1306 N. Greenview Ave., Unit 2, Chicago, Illinois 60622

to have and to hold said premises forever.

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.

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 27th day of April, 2001.

J & H DEVELOPERS, INC.

By:   
President

Attest:   
Secretary

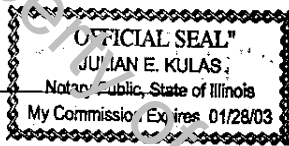
ATGF, INC

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 John Harty, personally known to me to be the President and Secretary, of J & H Developers, Inc., 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 acknowledged that as such President and Secretary, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, 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 seal, this 27th day of April, 2001.

Commission expires:



*Julian E. Kulas*  
Notary Public

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

<b>STATE OF ILLINOIS</b> STATE TAX  MAY. 15.01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE # 0000019602	<b>REAL ESTATE TRANSFER TAX</b> 0026000 FP326652	<b>COOK COUNTY</b> COUNTY TAX  MAY. 15.01 REAL ESTATE TRANSACTION TAX REVENUE STAND # 0000049513	<b>REAL ESTATE TRANSFER TAX</b> 0013000 FP326665
<b>CITY OF CHICAGO</b> CITY TAX  MAY. 16.01 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE # 0000015368	<b>REAL ESTATE TRANSFER TAX</b> 0090000 FP326650	<b>CITY OF CHICAGO</b> CITY TAX  MAY. 16.01 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE # 0000015367	<b>REAL ESTATE TRANSFER TAX</b> 0090000
<b>CITY OF CHICAGO</b> CITY TAX  MAY. 16.01 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE # 0000015369	<b>REAL ESTATE TRANSFER TAX</b> 0015000 FP326650		

Mail to:

Audrey Kies Tokarz, Esq.  
1770 North Park Street, Suite 202  
Naperville, Illinois 60563



Send subsequent tax bills to:

Craig Stelmachowski  
1306 N. Greenview Ave., Unit 2  
Chicago, Illinois 60622