

UNOFFICIAL COPY

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2258/114 001 Page 1 of 3
2001-05-17 12:22:29
Cook County Recorder 25.50

Warranty Deed
Statutory (Illinois)
Joint Tenancy

The GRANTOR, **WZ Development, 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

Krzysztof Drozd and Zdzislaw Drozd, Husband and Wife, of 5522 W. Eddy St., Chicago, Illinois 60641

not in Tenancy in Common but in JOINT TENANCY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

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

Permanent Real Estate Index Number(s): 12-21-112-001-0000 (affects underlying land)

Address(es) of Real Estate: 10153 Hartford Court, Unit 1A, Schiller Park, IL 60176

to have and to hold said premises not in tenancy in common, but in Joint Tenancy 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 2nd day of May, 2001.

WZ DEVELOPMENT, INC.

By: Paula Walega
Paula Walega, Its President

Attest: Piotr Walega
Piotr Walega, Its Secretary

ATGF, INC

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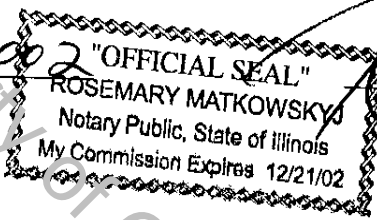
State of Illinois)
) ss.
County of Cook)

0010415479

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paula Walega, personally known to me to be the President, and Piotr Walega, personally known to me to be the Secretary of WZ Development, 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, they 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

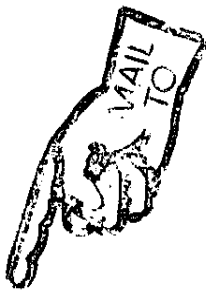
Given under my hand and seal, this 2nd day of May, 2001.

Commission expires: 12-21-2002



Rosemary Matkowsky
Notary Public

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



STATE TAX	STATE OF ILLINOIS MAY - 8.01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000019392	REAL ESTATE TRANSFER TAX 0005500 FP326652
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COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX MAY - 8.01 REVENUE STAMP	# 0000019304	REAL ESTATE TRANSFER TAX 0002750 FP326665
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Krzysztof Drozd
5522 W Eddy
Chicago IL 60641

Mail to:

Georgia Krasnik, Esq.
6060 N Milwaukee Ave.
Chicago, Illinois 60646

Send subsequent tax bills to:

Krzysztof Drozd
10153 Hartford Court, Unit 1A
Schiller Park, Illinois 60176

UNOFFICIAL COPYLEGAL DESCRIPTION

Parcel 1: Unit 1A in 10153 Hartford Court Condominium as delineated on a Survey of the following described real estate: Lot 19 in Hartford Court Subdivision, being a Resubdivision of Lots 3 to 5 in Frederick H. Bartlett's Irving Park and LaGrange Road Farms, being a Subdivision of the South 417.42 feet of the East 626.13 feet of the East 1/2 of the Southwest 1/4 of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian; and the East 1/2 of the Northwest 1/4 of Section 21, Township 40 North, Range 12, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0001003282, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: Easement for ingress, egress and parking for the benefit of Parcel 1 as set forth in Plat of Easements recorded April 18, 1977 as Document 23891927 and established by Declaration of Covenants, Conditions, Restrictions and Easements recorded August 16, 1977 as Document 24059541 over the North 20 feet of the South 40 feet of Lots 11 to 19 inclusive, in Hartford Court Subdivision aforesaid (except any portion of the property falling in Parcel 1) and created by Deed from Maywood-Proviso State Bank as Trustee under Trust Agreement dated July 29, 1971 and known as Trust Number 2815 to Glenn Turner dated November 9, 1984 and recorded November 26, 1984 as Document 27348667.

Parcel 3: Easement for ingress, egress and parking for the benefit of Parcel 1 as set forth in Plat of Easements recorded April 18, 1977 as Document 23891927 and established by Declaration of Covenants, Conditions, Restrictions and Easements recorded August 16, 1977 as Document 24059541 over the West 2.50 feet (except the South 60.0 feet) of Lot 18 in Hartford Court Subdivision aforesaid (except any portion of the property falling in Parcel 1) as created by Deed from Maywood-Proviso State Bank as Trustee under Trust Agreement dated July 29, 1971 and known as Trust Number 2815 to Glenn Turner dated November 9, 1984 and recorded November 26, 1984 as Document 27348667.

Parcel 4: The exclusive right to the use of P-1, P-2 and S-1, limited common elements, as delineated on the Survey attached to the aforesaid Declaration of Condominium.

Commonly known as 10153 Hartford Court, Unit 1A
Schiller Park, IL 60176

PERMANENT INDEX NUMBER: 12-21-112-001 (AFFECTS UNDERLYING LAND)