

# UNOFFICIAL COPY

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1475/0235 55 001 Page 1 of 2  
2002-01-25 12:30:59  
Cook County Recorder 23.00

**WARRANTY DEED**  
Statutory (Illinois)  
Joint - Tenants

Mail to:

JOHN DABEK  
8043N, Milwaukee  
Niles, IL 60714



ST 507146

THE GRANTORS, Dmitry Faybysh, an unmarried person, of the City of Mt. Prospect, County of Cook, and State of Illinois, for the consideration of Ten & no./100 (\$10.00) and other good & valuable consideration, in hand paid, does hereby CONVEY and WARRANT to Patryk Karpinski and Sylwia Waluszko, ~~as~~ as tenants-in-common, ~~but as joint~~ owners, the following described Real Estate, situated in the County of Cook, State of Illinois, to wit:

**SEE ATTACHED LEGAL DESCRIPTION**

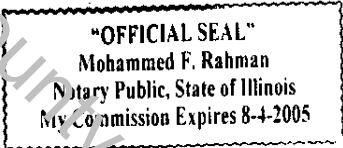
2  
MAS

**SUBJECT ONLY TO THE FOLLOWING, IF ANY:** covenants, conditions and restrictions of record so long as they do not interfere with Purchaser's use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

P.I.N. 08-14-302-018-1066 Property Address: 728 W. Dempster #210, Mt. Prospect, IL 60056

DATED 21<sup>st</sup> December, 2001.

Dmitry Faybysh  
Dmitry Faybysh



STATE OF ILLINOIS, COUNTY OF Cook: SS

The undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Dmitry Faybysh, an unmarried person, is/are personally known to me to be the same person(s) whose names are subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that (they, she, he) signed, sealed and delivered the said instrument as (their her his) free and voluntary act, for the uses and purposes therein set forth, including the release waiver of the right of homestead.

Given under my hand and official seal this 21<sup>st</sup> Dec 2001 Mohd F. Rahman  
Notary Public

Mail tax bills to Patryk Karpinski and Sylwia Waluszko, 728 W. Dempster #210, Mt. Prospect, IL  
THIS INSTRUMENT PREPARED BY: David B. Stolman, 70 S. Hwy. 45, Suite 205, Grayslake, IL 60030

344536

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP JAN 24 02  
P.O. 11427  
55.00

COOK CO. NO. 018  
316243

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
JAN 24 02 DEPT. OF REVENUE  
110.00

**BOX 333-CT7**

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Property of Cook County Clerk's Office

CHICAGO TITLE INSURANCE COMPANY  
**UNOFFICIAL COPY**  
COMMITMENT FOR TITLE INSURANCE  
SCHEDULE A (CONTINUED)

ORDER NO.: 1409 ST5031646 NWA

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

PARCEL 1: UNIT 728-210 IN THE CONDOMINIUMS OF BIRCH MANOR AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
PART OF THE SOUTH 20 ACRES OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 04007694 AND AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 04007694.

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