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0020239574

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2002-03-01 08:51:53
Cook County Recorder 25.50



0020239574

Warranty Deed
Tenants in Common
Statutory (Illinois)
Corporation to Individual

The GRANTOR, **River Road Ventures, 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

Magdalena Badurak and Pawel Czauderna, of 4608 N. Newland, Harwood Heights, IL 60706

not in Joint Tenancy, but as TENANTS IN COMMON, 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 2002 and subsequent years.

Permanent Real Estate Index Number(s): 12-15-116-037-0000 (affects underlying land)

Address(es) of Real Estate: 4622 River Road, Unit 2B, Schiller Park, IL 60176

to have and to hold said premises not in Joint Tenancy, but as TENANTS IN COMMON 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 19th day of February, 2002.

RIVER ROAD VENTURES, INC.

By: Paula Walega
Paula Walega, Its President

Attest: Ewa Andrukiewicz
Ewa Andrukiewicz, Its Secretary

AGTF, INC.

1216441 1/1

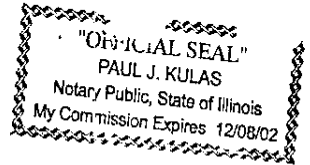
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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Paula Walega, personally known to me to be the President, and Ewa Andrukiewicz, personally known to me to be the Secretary of River Road Ventures, 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 19th day of February, 2002.



Commission expires: 12-8-02

Paul J. Kulas

Notary Public

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

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	FEB. 25. 02	0010800
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000028310	FP326652

COUNTY TAX	COOK COUNTY	REAL ESTATE TRANSFER TAX
	REAL ESTATE TRANSACTION TAX FEB. 25. 02	0005400
REVENUE STAMP	# 0000028205	FP326665



Mail to:

Christopher S. Koziol, Esq.
6060 N. Milwaukee Ave.
Chicago, Illinois 60646

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Send subsequent tax bills to:

Magdalena Badurak
4608 N. Newland
Harwood Heights, Illinois 60706

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LEGAL DESCRIPTION

Parcel 1: Unit 4622-2B in The 4622-24 N. River Road Condominium as delineated on a Survey of the following described real estate: Lot 2 (except the North 30 feet as measured at right angles to the North line) all of Lot 3 and the North 26 feet (as measured at right angles to the North line) of Lot 4 in the Resubdivision of Lots 89 to 99 both inclusive, in Stratford Manor, being a Subdivision in the North Section of Robinson's Reservation in 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. 0010761286, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-10 and S-8, limited common elements, as delineated on the Survey attached to the aforesaid Declaration of Condominium.

Commonly known as 4622 River Road, Unit 2B, Schiller Park, IL 60176

P.I. No. 12-15-116-037-0000 (Affects underlying land)

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