

UNOFFICIAL COPY

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2002-04-19 09:58:40
Cook County Recorder 25.50

SPECIAL WARRANTY DEED



MAIL TO: A. Orzechowski
7345 W. Berwyn
Chicago IL 60625



NAME & ADDRESS OF TAXPAYER:
SAME

RECORDER'S STAMP

201256
THE GRANTOR: MATRIX FINANCIAL SERVICES CORPORATION, created and existing under and by virtue of the laws of the State of ARIZONA for and in consideration of TEN (\$ 10.00) DOLLARS and other good and valuable considerations in hand paid. *Andrzej Orzechowski **

CONVEYS to ANNA PERKOSZ AND ANDREY DRZECHOWSKI
7345 W. BERWYN, CHICAGO IL 60656

** Not as tenants in common But as joint tenants.*
all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

LOT 1 IN BLOCK 1 IN GLENVIEW ESTATES UNIT NUMBER 1, BEING A SUBDIVISION IN THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to: general real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements, if any; and limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration.

THIS PROPERTY IS BEING CONVEYED IN "AS IS" CONDITION. Grantor makes no representations or warranties, either express or implied with respect to the condition of the property, habitability, good and workmanlike construction or fitness for a particular purpose and all representations or warranties are hereby expressly excluded.

GRANTOR, for itself and its successors and assigns, covenants and warrants that it has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever.

Permanent Index Number(s) 04-28-304-001
Property Address: 3428 BELLWOOD, GLENVIEW IL 60025

1 PART TITLE OF ILLINOIS
2 NORTH LA SALLE STREET, SUITE 1920
CHICAGO, IL 60602

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 16.02

REVENUE STAMP

REAL ESTATE
TRANSFER TAX
0014450
FP 102810

0000005172

STATE OF ILLINOIS



APR. 16.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE
TRANSFER TAX
0028900
FP 102804

0000005181

20149711

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In Witness Whereof, said Grantor has caused its name to be signed to by MATRIX FINANCIAL SERVICES CORPORATION, these presents by its Vice President, and attested by its Assistant Secretary, this 26 day of February, 2002.

MATRIX FINANCIAL SERVICES CORPORATION

Attest: Tara Taylor
Assistant Secretary

By: Michael R. Schlaff
Vice President

STATE OF Arizona) ss
County of Maricopa)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michael R. Schlaff personally known to me to be the Vice President of Matrix Financial Services Corporation, and Tara Taylor personally known to me to be the Asst Secretary 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 Vice President and Asst 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 26 day of February, 2002.

Commission expires _____

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[Signature]
NOTARY PUBLIC

MUNICIPAL TRANSFER STAMP (If Required)

ILLINOIS TRANSFER STAMP

NAME & ADDRESS OF PREPARER:
KROPIK, PAPUGA & SHAW
120 South LaSalle
Chicago, Illinois 60603



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