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2002-10-09 14:32:10
Cook County Recorder 26.50

Special Warranty Deed
Statutory (Illinois)

The GRANTOR, **3400 NORTH JANSSEN, LLC**, an Illinois Limited Liability Company,



a limited liability company 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 Members of said limited liability company, CONVEYS and WARRANTS to

MICHAEL J. HNATYSKO, of 2123 Williamsburg St., Arlington Heights, IL 60004

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

Unit 1436-1 in the 3400 North Janssen Condominiums as delineated on a Survey of the following described real estate: Lots 25 to 27 in Block 7 in Lane Park Addition to Lake View, a Subdivision of the North 1/2 of the West 1/2 and the North 1/4 of the South 1/2 of said West 1/2 of the Southwest 1/4 of Section 20, Township 40 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. 0020596212, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

to have and to hold said premises forever.

SUBJECT TO: General real estate taxes for 2002 and subsequent years.

Permanent Real Estate Index Number(s): 14-20-310-031-0000 (Affects underlying land)

Address(es) of Real Estate: 1436 W. Roscoe, Unit 1, Chicago, Illinois 60657

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.

STATE OF ILLINOIS STATE TAX SEP. 30.02 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000035410	REAL ESTATE TRANSFER TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX REVENUE STAMP SEP. 30.02	# 0000035308	REAL ESTATE TRANSFER TAX
		0023050			0011525
		FP 326652			FP 326665

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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 Member/Manager this 6th day of September, 2002.

3400 NORTH JANSSEN, LLC

By: [Signature]
Member/Manager

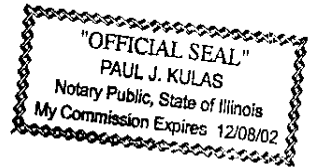
State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Petru Cladovan, personally known to me to be the Member/Manager of 3400 North Janssen, LLC, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and seal, this 6th day of September, 2002.

Commission expires: 12-8-02

[Signature]
Notary Public



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

CITY TAX
CITY OF CHICAGO
SEP. 30. 02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000029375
REAL ESTATE TRANSFER TAX
0090000
FP326650

CITY TAX
CITY OF CHICAGO
SEP. 30. 02
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000029376
REAL ESTATE TRANSFER TAX
00982875
FP326650



Mail to:
Jaroslaw Kosacz, Esq.
2302 W. Chicago Ave.
Chicago, Illinois 60622

Send subsequent tax bills to:
Michael J. Hnatysko
1436 W. Roscoe, Unit 1
Chicago, Illinois 60657