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0310501025

Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 04/15/2003 08:42 AM Pg: 1 of 2

Special Warranty Deed

Statutory (Illinois)
Corporation to Individual

The GRANTOR, **1037 N. MOZART, INC.**, an Illinois corporation

127001 1/2

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

MICHAEL M. NIELSEN ^{*JR.} and **DONNA NIELSEN** ^{**}, of 10701 S. Washtenaw, Chicago, IL 60655

*AN UNMARRIED MAN ** A MARRIED WOMAN

2

not as tenants in common, but in JOINT TENANCY, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Units 3W and P-2 in the 1037 N. Mozart Street Condominium as delineated on a Survey of the following described real estate: Lot 30 in Block 9 in Carter's Resubdivision of Blocks 1, 3, 4, 5, 7, 9, 10, 11, 13, 14 and 15 and Lots 2, 4 and 5 in Block 17 in Carter's Subdivision of Blocks 1, 2, 3, 4 and 7 of Clifford's Addition to Chicago in the East 1/2 of the Southwest 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0021271604, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of S-3, a limited common element, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

to have and to hold said premises forever.

SUBJECT TO: General real estate taxes for 2003 and subsequent years.

Permanent Real Estate Index Number(s): 16-01-312-001-0000 (Affects underlying land)

Address(es) of Real Estate: 1037 N. Mozart, Unit 3W, Chicago, Illinois 60622

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.

ATGF, INC.

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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 President and attested by its Secretary, this 21st day of March, 2003.

1037 N. MOZART, INC.

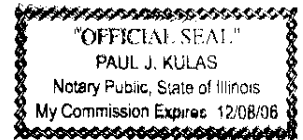
By: Jesse Kulik
Jesse Kulik, President

Attest: Julita Wiszowaty
Julita Wiszowaty, Secretary

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 Jesse Kulik and Julita Wiszowaty, personally known to me to be the President and Secretary, of 1037 N. Mozart, 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.

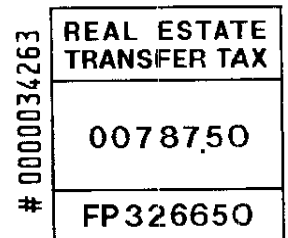
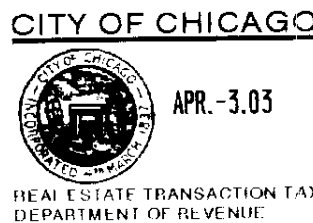
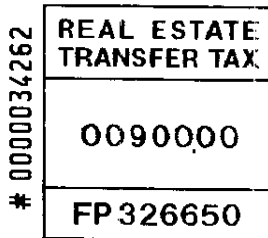
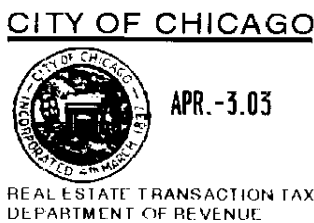
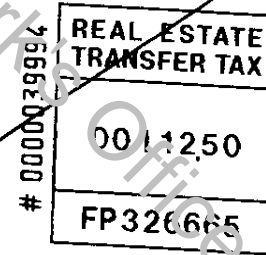
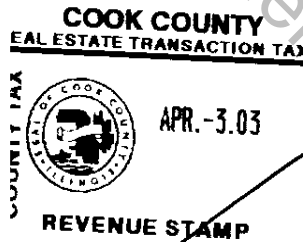
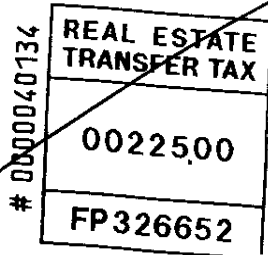
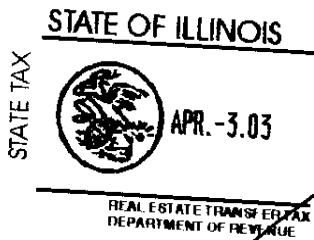
Given under my hand and seal, this 21st day of March, 2003.



Commission expires: 12-8-06

Paul J. Kulas
Notary Public

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



Mail to:

Judith Joyce Shanahan, Esq.
1938 Greenwood Ave.
Wilmette, Illinois 60091

Send subsequent tax bills to:

Michael M. Nielsen
1037 N. Mozart, Unit 3W
Chicago, Illinois 60622