

# UNOFFICIAL COPY

## WARRANTY DEED



GRANTOR(S):

**BOGDAN GIZA,**  
Divorced and not since remarried  
**And SYLWIA GIZA,**  
Divorced and not since remarried

Doc#: **0329545138**  
Eugene "Gene" Moore Fee: \$26.50  
Cook County Recorder of Deeds  
Date: 10/22/2003 10:54 AM Pg: 1 of 2

PRESENTLY RESIDING AT:  
4140 N. Osceola  
Norridge, IL 60706

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to: **VIKTOR PELYH AND LYUDMYLA PELYH** not in TENANCY IN COMMON, but in JOINT TENANCY, the following described Real Estate situated in the State of Illinois, to wit:

**LEGAL DESCRIPTION:** SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.  
**P.I.N.:** 12-11-103-010-0000 (underlying)  
**PROPERTY ADDRESS:** 8522 W. CATALPA, UNIT 5, CHICAGO, IL 60634  
**SUBJECT TO:** SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate for ever.

DATED this 9<sup>th</sup> day of OCTOBER, 2003.

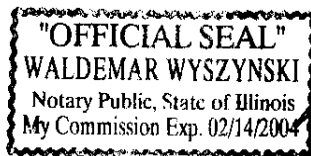
THIS IS NOT HOMESTEAD PROPERTY.

Bogdan Giza  
BOGDAN GIZA

Sylwia Giza  
SYLWIA GIZA

STATE OF ILLINOIS, COUNTY OF COOK ) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that BOGDAN GIZA AND SYLWIA GIZA personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his/hor free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 9<sup>th</sup> day of OCTOBER, 2003.



[Signature]  
Notary Public

Prepared by: WALDEMAR WYSZYNSKI, Attorney at Law, 15 N. Northwest Hwy., Park Ridge, IL 60068

Return to:

WALTER A. ROHN  
6300 N. MILWAUKEE  
CHICAGO IL 60646

Send Subsequent Tax Bills To:

VIKTOR PELYH  
8522 W. CATALPA #5  
CHICAGO IL 60634

A03-2436

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EXHIBIT "A"

**LEGAL DESCRIPTION:**

LOT 6 IN SZCZESNY'S CUMBERLAND SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON OCTOBER 25, 1962 AS DOCUMENT NUMBER 2062395, IN COOK COUNTY, ILLINOIS.

City of Chicago  
Dept. of Revenue  
321479  
10/21/2003 12:17 Batch 02273 27



Real Estate  
Transfer Stamp  
\$1,200.00

<b>COUNTY TAX</b>	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000116676	<b>REAL ESTATE TRANSFER TAX</b>	<b>STATE TAX</b>	<b>STATE OF ILLINOIS</b>	# 0000057444	<b>REAL ESTATE TRANSFER TAX</b>
	 OCT. 21. 03		00080.00		 OCT. 21. 03		00160.00
	<b>REVENUE STAMP</b>		FP326670		<small>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</small>		FP326669

GRANTOR HEREBY GRANTS AND ASSIGNS TO GRANTEE THE EXCLUSIVE USE OF PARKING SPACE NUMBER P-5 STORAGE SPACE NUMBER S-3, A LIMITED COMMON ELEMENT AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING, APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.