

# UNOFFICIAL COPY

## Special Warranty Deed

Statutory (Illinois)  
Corporation to Individual

The GRANTOR, **Zarand Development & Management, Inc.**, an Illinois corporation



0330414247

Doc#: **0330414247**  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 10/31/2003 03:21 PM Pg: 1 of 2

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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

**Brian T. Carpen and Jamie M. Trandel**, of 126 Golfview Dr., Glendale Heights, IL 60139

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: Unit 4054-1 in Sacramento/Belle Plaine Condominiums as delineated on a Survey of the following described real estate: Lots 1, 2 and 3 in Block 4 in Field's Boulevard Addition to Irving Park, a Subdivision of the East 1/2 of the West 1/2 of the South west 1/4 of Section 13, Township 40 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. 0213510024, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of S-13, a limited common element, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

TO HAVE AND TO HOLD said premises, not as Tenants in Common, but as Joint Tenants with rights of survivorship, 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.

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

Permanent Real Estate Index Number(s): 13-13-327-014-0000 (affects underlying land)

Address(es) of Real Estate: 4054 N. Sacramento Ave., Unit 1, Chicago, IL 60618

# 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 17th day of October, 2003.

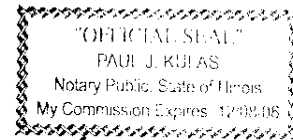
ZARAND DEVELOPMENT & MANAGEMENT, INC.

By: Vasile Gaode  
Vasile Gaode, Its President & 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 Vasile Gaode, personally known to me to be the President and Secretary of Zarand Development & Management, Inc., 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 President and Secretary, he 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 his 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 17th day of October, 2003.





Commission expires: 12-8-06


[Signature]  
Notary Public

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

<b>STATE OF ILLINOIS</b>	
	<b>REAL ESTATE TRANSFER TAX</b>
OCT. 24. 03	# 0000048694
	0022100
	FP326650

<b>COOK COUNTY</b>	
<b>REAL ESTATE TRANSACTION TAX</b>	
	<b>REAL ESTATE TRANSFER TAX</b>
OCT. 24. 03	# 0000048517
	0011050
	FP326665

<b>CITY OF CHICAGO</b>	
	<b>REAL ESTATE TRANSFER TAX</b>
OCT. 24. 03	# 0000042494
	0090000
	FP326650

<b>CITY OF CHICAGO</b>	
	<b>REAL ESTATE TRANSFER TAX</b>
OCT. 24. 03	# 0000042495
	0075750
	FP326650

Mail to:

Douglas W. Fournier, Esq.  
449 Taft Avenue  
Glen Ellyn, Illinois 60137

Send subsequent tax bills to:

Brian T. Carpen/Jamie M. Trandel  
4054 N. Sacramento Ave., Unit 1  
Chicago, Illinois 60618