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TRUSTEE'S DEED



Doc#: 0333939029
Eugene "Gene" Moore Fee: \$26.50
Cook County Recorder of Deeds
Date: 12/05/2003 10:55 AM Pg: 1 of 2

12738154
THIS INDENTURE, made this 27th
day of March, 2003 between B.Z.W.,
Ltd., as Trustee under the provisions
of a trust agreement dated January 6,
2003 and known as Trust No. CFH-2003
8010 Coles, Grantor, and

TADEUSZ KLUZA and JOZEF BALDYGA
Of 7840 West Strong
Chicago, Illinois, Grantees,

WITNESSES: The Grantor in
consideration of the sum of \$10.00
and other good and valuable
consideration in hand paid, the
receipt whereof is hereby
acknowledged, and in pursuance of the
power and authority vested in the
Grantor as said trustee, and of every
other power and authority the Grantor
hereunto enabling, does hereby convey
and quitclaim unto the Grantee, in
fee simple, not as tenants in common,
but as Joint Tenants, the following
described Real Estate situated in the
County of Cook in the State of
Illinois, to wit:

Lot 5 and the North $\frac{1}{2}$ of Lot 6 in Block 3 in C.L. Hammond's Subdivision of
the South $\frac{1}{2}$ (except the West 25 feet) of the Northeast $\frac{1}{4}$ of the Northeast $\frac{1}{4}$
of Section 31, Township 38 North, Range 15, East of the Third Principal
Meridian, in Cook County, Illinois.

Subject to: (1) Real Estate taxes for the 2nd installment of the year 2002 and
subsequent years; (2) Covenants, conditions, restrictions and easements apparent or of
record; and, (3) All applicable zoning laws and ordinances; (4) public and utility
easements which serve the premises; (5) public roads and highways, if any; and (6) party
wall rights and agreements, if any.

THE PROPERTY IS BEING CONVEYED IN AN "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.
TO HAVE AND TO HOLD said premises not as tenants in common but as Joint Tenants.

Permanent Real Estate Tax Index Number: 21-31-213-025

Address of Real Estate: 8010 South Coles, Chicago, Illinois 60617

DATED this 26 day of March, 2003.

B.Z.W., Ltd., As Trustee, as aforesaid,
Under trust agreement dated January 6, 2003
and known as Trust No. CFH-2003 8010 Coles

BY: Bozena Zagora-Nowejniak
Bozena Zagora-Nowejniak, as Trustee

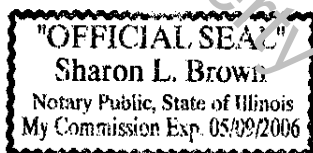
ATGF, INC.

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State of Illinois, County of Kane, SS.))

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, Bozena Zagora-Wojewnik, as Trustee, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, as such Trustee and President, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 26 day of March, 2003.



Sharon Brown
NOTARY PUBLIC

This instrument was prepared by: Andrew E. Wojewnik
Law Offices of Andrew E. Wojewnik
and Associates, P.C.
836 S. Northwest Hwy.
Barrington, IL 60010

Send Subsequent Tax Bills to:

MAIL DEED TO:

8010 S. Coles
Chicago IL 60617

Thaddeus Gauza
140 S. Dearborn Suite 1610
Chicago, IL 60603

