

UNOFFICIAL COPY

SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
(CORP. TO INDIVIDUAL)

2050799 MTC/MHTS
10/2

22



Doc#: 0335244023
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/18/2003 09:08 AM Pg: 1 of 3

M.G.R. TITLE

THE GRANTOR, **MCM PROPERTIES, INC.**, 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, and other good and valuable consideration in hand paid, and pursuant to authority given by Board of Directors of said corporation, CONVEYS AND WARRANTS to
DIANA J. CARRISQUILLO

of 2058 N. Western Avenue, Unit 203, Chicago, Illinois, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

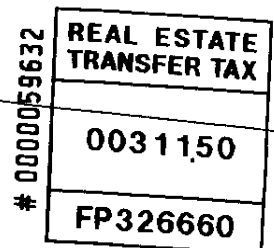
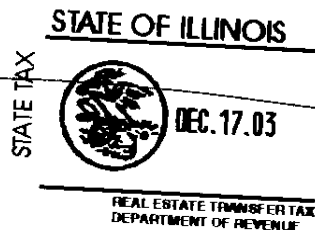
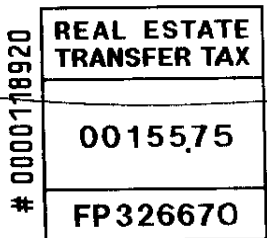
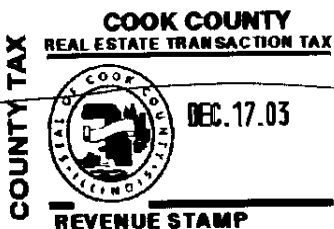
Address of Real Estate: UNIT(S) 203
2058 N. WESTERN AVE.
CHICAGO, ILLINOIS 60647

Permanent Real Estate Index Numbers: 13-36-226-020-0000

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 Secretary this 21th day of November, 2003.

MCM PROPERTIES, INC.,
an Illinois corporation

BY: [Signature]
KRZYSZTOF KARBOWSKI, President



3

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that KRZYSZTOF KARBOWSKI, personally known to me to be the President of MCM PROPERTIES, INC., an Illinois corporation 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 he signed and delivered the said instrument, 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 official seal, this 21st day of November, 2003.

John E. Lovstrand
NOTARY PUBLIC

Prepared By:

John E. Lovstrand
PALMISANO & LOVSTRAND
79 West Monroe, Suite 826
Chicago, Illinois 60603



Mail To:

~~Steve Carbon~~ DIANA J. CARRISQUILLO
~~KUPISCH & CARBON, LTD.~~ 2058 N WESTERN UNIT 203
~~201 N. Church Road~~ CHICAGO, ILL. 60647
~~Bensenville, IL 60106~~

Name and Address of Taxpayer:

Diana J. Carrisquillo
2058 N. Western, Unit 203
Chicago, Illinois 60647

City of Chicago
Dept. of Revenue
326448
12/17/2003 12:41



Real Estate
Transfer Stamp
\$2,336.25

Batch 02210 18

UNOFFICIAL COPY**PARCEL 1:**

UNIT 203 in the **2058 N. WESTERN CONDOMINIUM** as delineated on a survey of the following described real estate:

Lots 4 and 5 (except part lying East of the Line 50 Feet West of and parallel to the East Line of Section 36 hereinafter described conveyed to the City of Chicago for of Lot 7 in the Circuit Court partition of the East ½ of the Northeast ¼ of Section widening of Western Avenue) in Frank Kuhn's Subdivision of the East 410.25 feet 36, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois;

which Survey is attached to the Declaration of Condominium recorded as Document 0330231112, together with an undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to use Parking Space G- 5, a Limited Common Element as delineated on the Survey attached to the Declaration of Condominium recorded as Document 0330231112.

ADDRESS: UNIT 203, 2058 N. WESTERN STREET, CHICAGO, ILLINOIS

P. I. N. : 13-36-226-020-0000

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, 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.

THE TENANT OF THIS UNIT HAD NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.