

**WARRANTY DEED**

**UNOFFICIAL COPY**

GRANTOR(S):

**MARCIN GALAN,**  
Single never married

PRESENTLY RESIDING AT:  
15 Constance  
Northbrook, IL 60562



Doc#: 0402204160  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 01/22/2004 11:16 AM Pg: 1 of 4

(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:

**WIESLAWA PERDEUS**

the following described Real Estate situated in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

P.I.N.: 16-01-231-009-0000 (underlying)  
PROPERTY ADDRESS: 2637 W. Crystal, Chicago, IL 60622  
Unit 1

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 forever.

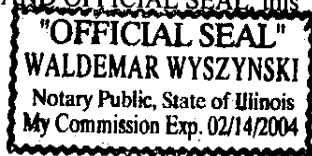
DATED this 14<sup>th</sup> day of AUGUST, 2003.

Marcin Galan  
MARCIN GALAN

STEWART TITLE OF ILLINOIS  
2 NORTH LA SALLE STREET, SUITE 1020  
CHICAGO, IL 60602

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 Marcin Galan personally known to me to be the same  
person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged  
that s/he signed, sealed and delivered the said instrument as his/her 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 14 day of AUGUST, 2003



Notary Public

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

Return to:

Send Subsequent Tax Bill To:

WIESLAWA PERDEUS  
2637 W. CRYSTAL #1  
CHICAGO IL 60622

Same

JM120473  
MARQUIS TITLE 1/2

333429

H  
PS

# UNOFFICIAL COPY

## EXHIBIT "A"

GRANTOR HEREBY GRANTS AND ASSIGNS TO GRANTEE THE EXCLUSIVE USE OF STORAGE SPACE NUMBER S-1 AND PARKING SPACE P-1, 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.

### LEGAL DESCRIPTION

*See Attached LEG #*

CITY OF CHICAGO

CITY TAX



OCT. 27. 03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
02175.00
FP 102807

# 0000007589

STATE OF ILLINOIS

STATE TAX



OCT. 27. 03

REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX
00290.00
FP 102804

# 0000014780

REAL ESTATE TRANSFER TAX
00145.00
FP 102810

# 0000014780

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

OCT. 27. 03



REVENUE STAMP

COOK COUNTY TAX

File Number: TM120473

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

**Parcel 1:**

Unit 1 together with its undivided percentage interest in the common elements in 2637 West Crystal Condominium, as delineated and defined in the Declaration recorded as document number 0322534021, in the Northeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel 2:**

The exclusive right to parking space P-1, a Limited Common Element, as set forth in the aforesaid declaration

**Commonly known as:** 2637 West CRYSTAL  
Condo 1  
CHICAGO IL 60622

Property of Cook County Clerk's Office

File Number: TM120471

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