

# UNOFFICIAL COPY

## Special Warranty Deed

Statutory (Illinois)  
Corporation to Individual

The GRANTOR, **STS Development & Construction, LLC**, an Illinois Limited Liability Company,



Doc#: **0413416142**  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 05/13/2004 01:53 PM Pg: 1 of 2

1319279 1/2  
6226121

a limited liability company 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 Members of said limited liability company, CONVEYS and WARRANTS to

**Rachel M. Bigsby and Kris A. Sealey**, of 2231 W. Walton, Chicago, IL 60622

not as Tenants in Common, but as Joint Tenant, with right of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 4 in 2308 West Chicago Condominiums as delineated on a Survey of the following described real estate: Lot 44 in the Subdivision of the South part of Block 13 in Suffern's Subdivision of the Southwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0411127069, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-3, 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 right of survivorship, forever.

SUBJECT TO: General real estate taxes for 2004 and subsequent years.

Permanent Real Estate Index Number(s): 17-06-328-034-0000 (Affects this and other property)

Address(es) of Real Estate: 2308 W. Chicago Ave., Unit 4, Chicago, Illinois 60622

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.

# ATGF, INC.

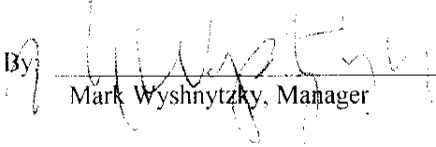
STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	MAY -3.04	0035600
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000054838	FP326652

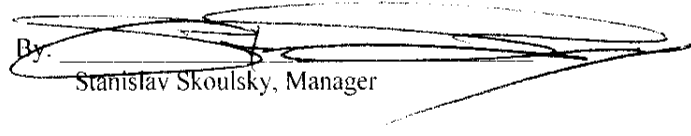
2  
PS

# UNOFFICIAL COPY

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 Member/Manager this 26th day of April, 2004.

STS Development & Construction, L.L.C., an Illinois limited liability company

By:   
Mark Wyshnytzy, Manager

By:   
Stanislav Skoulsky, Manager

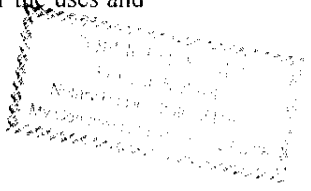
State of Illinois )  
                          )  
                          ) ss.  
County of Cook )

I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mark Wyshnytzy and Stanislav Skoulsky, personally known to me to be the Member/Managers of STS Development & Construction, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Member/Managers, they signed and delivered the said instrument pursuant to authority given by the Member/Managers of said limited liability company, as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth


Given under my hand and seal, this 26th day of April, 2004.


Commission expires: 12-8-06


  
Notary Public




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

<b>COOK COUNTY</b>
<b>REAL ESTATE TRANSACTION TAX</b>
<b>COUNTY TAX</b>

MAY -3.04
# 0000002899
<b>REAL ESTATE TRANSFER TAX</b>
00178.00
FP326665

<b>CITY OF CHICAGO</b>
<b>CITY TAX</b>

MAY -4.04
# 0000003258
<b>REAL ESTATE TRANSFER TAX</b>
00900.00
FP326650

<b>CITY OF CHICAGO</b>
<b>CITY TAX</b>

MAY -4.04
# 0000003259
<b>REAL ESTATE TRANSFER TAX</b>
00900.00
FP326650

<b>CITY OF CHICAGO</b>
<b>CITY TAX</b>

MAY -4.04
# 0000003260
<b>REAL ESTATE TRANSFER TAX</b>
00870.00
FP326650

Mail to:

Angelo Angelakos, Esq.  
830 E. Higgins Rd., #111-S  
Schaumburg, Illinois 60173

Send subsequent tax bills to:

Rachel M. Bigsby & Kris A. Seeley  
2308 W. Chicago Ave., Unit 4  
Chicago, Illinois 60622