

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



MAIL TO:

R. S. Chelminski  
5521 N. Cumberland, #1109  
Chicago, Illinois 60656

Doc#: 0416033044  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/08/2004 09:15 AM Pg: 1 of 3



NAME & ADDRESS OF TAXPAYER:

M. ZIAJA  
7315 S. Coles 2w  
Chicago, IL 60649

RECORDER'S STAMP

273807sterl 2qzall

THE GRANTOR: THE CHASE MANHATTAN BANK F/K/A CHEMICAL BANK, created and existing under and by virtue of the laws of the State of DELAWARE for and in consideration of TEN (\$10.00) DOLLARS and other good and valuable considerations in hand paid.

CONVEYS to: MIROSLAW ZIAJA  
6740 LAKERIDGE DRIVE, LONG GROVE, ILLINOIS 60047

all interest in the following described Real Estate situated in the County of COOK, in the State of Illinois, to wit:

UNIT 2W TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 7315 COLES CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24106396, IN THE NORTH FRACTIONAL HALF OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 21-30-113-040-1004  
Property Address: 7315 S. COLES, UNIT #2, CHICAGO, ILLINOIS 60649

Subject to: general taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any; party wall rights and agreements. If any.

THIS PROPERTY IS BEING CONVEYED IN "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.

GRANTOR, for itself and its successors and assigns, covenants and warrants that it has not done or suffered to be done, anything whereby the above-described real estate hereby granted shall or may be encumbered or charged in any manner whatsoever.

STEWART TITLE OF ILLINOIS  
2 N. LASALLE STREET  
SUITE 1920  
CHICAGO, IL 60602

698387  
273807


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**CITY OF CHICAGO**  
 CITY TAX  
  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE  
 MAY 28, 04


9/96000000 # 000009976

REAL ESTATE TRANSFER TAX
0031500
FP 102807

**STATE OF ILLINOIS**  
 STATE TAX  
  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE  
 MAY 28, 04

288100000 # 000078582

REAL ESTATE TRANSFER TAX
0004200
FP 102804

**COOK COUNTY**  
 COUNTY TAX  
  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP  
 MAY 28, 04

18587 # 000078581

REAL ESTATE TRANSFER TAX
0002100
FP 102810

Property Clerk's Office

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to by THE CHASE MANHATTAN BANK F/K/A CHEMICAL BANK, these presents by its Vice President, and attested by its Asst. Secretary this 23 day of April, 2004

THE CHASE MANHATTAN BANK F/K/A CHEMICAL BANK

Attest: [Signature]

By: [Signature]

**RHONDA ANDERSON  
ASSISTANT SECRETARY**

**CHRIS M. ALCEDO  
VICE PRESIDENT**

STATE OF TEXAS )

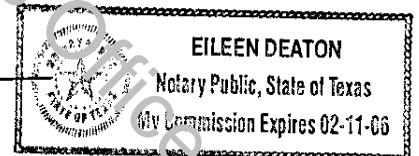
County of DALLAS )

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that CHRIS M. ALCEDO personally known to me to be the Vice President of Emc Mortgage Corporation, and RHONDA ANDERSON personally known to me to be the Asst. Sec. said corporation, 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 severally acknowledged that as such Vice President and Asst. Sec., they signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as their 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 23 day of April, 2004

Commission expires 2-11, 2006

Eileen Deaton  
NOTARY PUBLIC



MUNICIPAL TRANSFER STAMP (If Required)

ILLINOIS TRANSFER STAMP

NAME & ADDRESS OF PREPARER:  
KROPIK, PAPUGA & SHAW  
120 South LaSalle  
Chicago, Illinois 60603