

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY
(Individual to Individual)

MAIL TO: MARK JASZCZUK
2956 N MILWAUKEE
CHICAGO IL 60618



Doc#: 0419511133
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/13/2004 12:39 PM Pg: 1 of 3

RECORDER'S STAMP

NAME & ADDRESS OF TAXPAYER:

JOZEF SADOWSKI
2435 West Adams
Chicago, Illinois 60612

THE GRANTOR(S) ARI COHEN, a married man, as to an undivided 50% interest; and
SCOTT ROSENZWEIG, a married man, as to an undivided 50% interest
of the City of Lincolnwood County of Cook State of Illinois
for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS
and other good and valuable consideration in hand paid,
CONVEY(S) AND WARRANT(S) to JOZEF SADOWSKI

(GRANTEES' ADDRESS) 3214 North Norcia
of the City of Chicago County of Cook State of Illinois
all interest in the following described 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-----

SUBJECT PROPERTY DOES NOT CONSTITUTE HOMESTEAD PROPERTY OF GRANTORS

NOTE: If additional space is required for legal - attach on separate
8-1/2" x 11 sheet, with a minimum of 1/2" clear margin on all sides.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 16-13-215-009
Property Address: 2435 WEST ADAMS, CHICAGO, ILLINOIS

Dated this 8th day of July, 2004

ARI COHEN

SCOTT ROSENZWEIG

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

COMPLIMENTS OF Chicago Title Insurance Company

Box 400-CTCC

CTIC Form No. 1159

1472
D1 dm
628209431

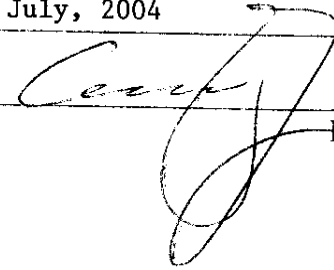
3
7

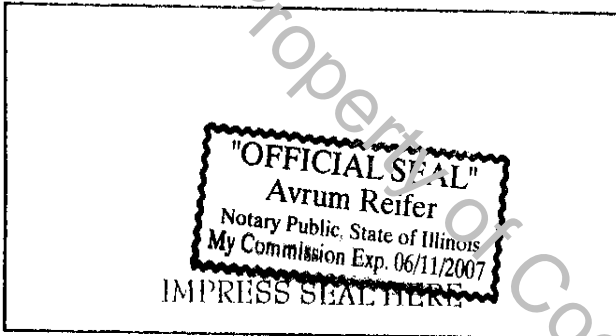
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STATE OF ILLINOIS } ss.
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **ARI COHEN, a married man; and SCOTT ROSENZWEIG, a married man** personally known to me to be the same person S whose name S are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t he y signed, sealed and delivered the instrument as their 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 notarial seal, this 8 day of July, 2004 ~~XXX~~

My commission expires on 6-11-07, ~~XX~~  Notary Public




COOK COUNTY - ILLINOIS TRANSFER STAMP


* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.


NAME and ADDRESS OF PREPARER:

Avrum Reifer, Ltd.
3016 West Sherwin Avenue
Chicago, Illinois 60645

STATE OF ILLINOIS	
STATE TAX	JUL 12 04
	# 0000000774
REAL ESTATE TRANSFER TAX	00330.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	FP 103024

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

COUNTY TAX	COOK COUNTY
REAL ESTATE TRANSACTION TAX	JUL 12 04
	# 0000000791
REVENUE STAMP	00165.00
	FP 103022

CITY TAX	CITY OF CHICAGO
REAL ESTATE TRANSACTION TAX	JUL 12 04
	# 0000000474
DEPARTMENT OF REVENUE	02475.00
	FP 103023

FROM

WARRANTY DEED
ILLINOIS STATUTORY

UNOFFICIAL COPY**EXHIBIT A**

The West 24 Feet of Lot 22 in Circuit Court Partition of Lot 4 of Block 8 and Lot 11 of Block 7 of Rockwell's Addition to Chicago being the Northeast 1/4 of Section 13, Township 39 North, Range 13 and the West 1/2 of the Northwest 1/4 of Section 18, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

ADDRESS OF REAL ESTATE: 2435 West Adams,
Chicago, Illinois

PERMANENT TAX INDEX NO.: 16-13-215-009

Subject to covenants, conditions and restrictions of record; private, public and utility easements; roads and highways, if any; party wall rights and agreements, if any; special taxes or assessments for improvements not yet completed; any unconfirmed special tax or assessments; installments not due as of May 19, 2004 of any special tax or assessment for improvements heretofore completed; general taxes for the years 2003 and subsequent; encroachment of garage located on the land over the premises South of and adjoining 4.07 to 3.50 Feet and of building located on the land over the premises East of and adjoining 0.22 Feet to 0.52 Feet and all matters of survey as disclosed by Plat of Survey made by Shapiro Surveying, P.C., dated June 16, 2004, Job Number 551275.

Property of Cook County Clerk's Office