

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



04202470570

Doc#: 0420247057
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/20/2004 08:04 AM Pg: 1 of 3

4340339

(1/3)

GIT

PROPERTY OF COOK COUNTY CLERK'S OFFICE

Lucy Babiarz a/k/a Lucyna Babiarz and Marek M. Gajos and

THE GRANTOR(S), Central Building Management, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Nermin Hamidovic (GRANTEE'S ADDRESS) 1304 W. Lunt, Chicago, Illinois 60626 of the County of Cook, 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 TO: a) general real estate taxes not due and payable at the time of Closing; (b) the Act and Code; (c) the Condominium Documents, including all amendments and exhibits thereto; (d) applicable zoning and building laws and ordinances; (e) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (f) easements, agreements, conditions, covenants, and restrictions of record; if any; (g) leases and licenses affecting the Common Elements or Purchaser; and (h) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. (NOT HOMESTEAD AS TO GRANTOR)

Permanent Real Estate Index Number(s): 11-31-202-011-0000, 11-31-202-012-0000 (unclearing)
Address(es) of Real Estate: Unit 1725-5; 1725 W. Touhy, Chicago, Illinois 60626

Dated this 18th day of June, 2004

Central Building Management

By: [Signature]
Lucy Babiarz
General Partner

Attest: [Signature]
Marek M. Gajos
General Partner

[Signature]
Lucy Babiarz a/k/a Lucyna
Babiarz
[Signature]
Marek M. Gajos

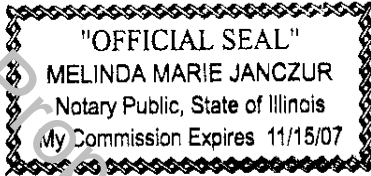
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STATE OF ILLINOIS, COUNTY OF DuPage **UNOFFICIAL COPY**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Lucy Babiarz a/k/a Lucyna Babiarz and Marek M. Gajos, individually and as General Partners of Central* 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 they signed, sealed and delivered the said 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, and as the free and voluntary act of Central Building Management

Given under my hand and official seal, this 18th day of June, 2004

*Building Management




Melinda Marie Janczur

 (Notary Public)

Prepared By: John L. Janczur, Esq.
 140 South Dearborn Street, Suite 1610
 Chicago, Illinois 60603-5202


Mail To:
 Joe Metovic
 180 N. LaSalle St., Suite 1916
 Chicago, Illinois 60601

Name & Address of Taxpayer:
 Nermin Hamidovic
 Unit 1725-5; 1725 W. Touhy
 Chicago, Illinois 60626

CITY OF CHICAGO
 CITY TAX

 JUL. 16.04
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE


REAL ESTATE TRANSFER TAX
01388.00
FP 103018

0000009945

STATE OF ILLINOIS
 STATE TAX

 JUL. 15.04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00185.00
FP 103014

0000019563

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 JUL. 16.04
 REVENUE STAMP

REAL ESTATE TRANSFER TAX
00092.50
FP 103017

0000019284

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LEGAL DESCRIPTION

PARCEL 1: UNIT 1725-5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN TOUHY AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0414134179, AS AMENDED FROM TIME TO TIME, IN PART OF SECTIONS 31 AND 32, ALL OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. ~~P-2~~ AND ~~STORAGE SPACE NO.~~, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EXCLUSIVE USE FOR STORAGE PURPOSES IN AND TO STORAGE SPACE NO. S-4, A LIMITED COMMON ELEMENT, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

TENANT OF THE UNIT EITHER WAIVED OR FAILED TO EXERCISE THE OPTION TO PURCHASE THE SUBJECT UNIT, OR THE TENANT DID NOT HAVE AN OPTION TO PURCHASE THE UNIT, UNLESS THE TENANT IS THE PURCHASER.

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.

Cook County Clerk's Office