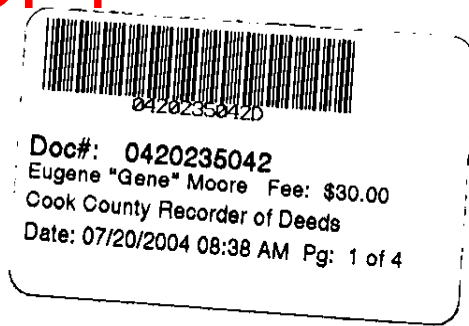


**UNOFFICIAL COPY**



**WARRANTY DEED  
STATUATORY, ILLINOIS  
(Limited Liability Company to Individual)**

.....  
**THE GRANTOR,  
5533 W. HIGGINS, L.L.C., an Illinois  
Limited Liability Company,  
For and in consideration of  
TEN DOLLARS (\$10.00),  
In hand paid, and pursuant  
To authority given by the  
Members of said Company,  
CONVEYS and WARRANTS to**

**CHARLOTTE M. KROLL AND MARTIN E. SWANSON, not as Tenants by the Entirety,  
not as Tenants in Common, but as Joint Tenants.**

The following described real estate situated in the County of COOK in the State of Illinois, to wit;

**LEGAL DESCRIPTION IS ATTACHED**

822457697  
24052257

Hereby releasing and waiving all rights under and by virtue of the Homestead exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as Tenants by the Entirety, not as Tenants in Common, but as Joint Tenants.

**PERMANENT REAL ESTATE INDEX NUMBER: 13-09-328-042-0000**

*Handwritten signature/initials*

ADDRESS OF REAL ESTATE: 5533 W. HIGGINS  
UNIT 205  
CHICAGO, IL 60630

There was no tenant of the above unit to waive any right of first refusal  
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.

**MAIL TO:**  
**JAMES P. HILLIARD**  
Attorney at Law  
29 South LaSalle Street #828  
Chicago, Illinois 60603-1505  
312-332-7090

**SEND TAX BILLS TO:**  
**CHARLOTTE M. KROLL**  
**MARTIN E. SWANSON**  
**5533 W. HIGGINS, UNIT 205**  
**CHICAGO, IL 60630**

PREPARED BY: KOLPAK AND LERNER, 6767 N. MILWAUKEE AVE., SUITE 202  
NILES, IL 60714

**BOX 333-CT**

# UNOFFICIAL COPY

Property

**STATE OF ILLINOIS**  
 STATE TAX  
 JUL.-6.04  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000072712

REAL ESTATE TRANSFER TAX
0025.100
FP 102808

**COOK COUNTY**  
 REAL ESTATE TRANSACTION TAX  
 COUNTY TAX  
 JUL.-6.04  
 REVENUE STAMP

# 0000072898

REAL ESTATE TRANSFER TAX
00125.50
FP 102802

**CITY OF CHICAGO**  
 CITY TAX  
 JUL.-6.04  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000012790

REAL ESTATE TRANSFER TAX
01883.00
FP 102805

COOK COUNTY CLERK  
 DEPARTMENT OF CLERK  
 100 N. LAUREL ST. CHICAGO, IL 60602  
 TEL: 312.600.7100 FAX: 312.600.7100

**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1**

**UNIT 205 IN THE HIGGINS PLACE CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

LOT 3 (EXCEPT THE WESTERLY 7 FEET 10 INCHES AS MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE THEREOF) IN BLOCK 47 IN THE VILLAGE OF JEFFERSON, IN SECTIONS 8 AND 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0412631054, AS MAY BE AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-6 AND STORAGE SPACE S-9 AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0412631054, AS MAY BE AMENDED FROM TIME TO TIME.

**SUBJECT TO:** GENERAL REAL ESTATE TAXES FOR 2003 AND SUBSEQUENT YEARS; PRIVATE, PUBLIC AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION, AS AMENDED FROM TIME TO TIME, AND A RESERVATION BY THE GRANTOR TO ITSELF AND ITS SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION AS AMENDED FROM TIME TO TIME, PROVISIONS OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS AS AMENDED FROM TIME TO TIME, SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER; ENCROACHMENTS; COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS, EASEMENTS AND AGREEMENTS OF RECORD AS AMENDED FROM TIME TO TIME.

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, AS AMENDED FROM TIME TO TIME, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, 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, AS AMENDED FROM TIME TO TIME, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT OF THE AFORESAID UNIT TO WAIVE OR EXERCISE A RIGHT OF FIRST REFUSAL.

COMMONLY KNOWN AS:

**UNIT 205**  
5533 W. HIGGINS, CHICAGO, IL

PERMANENT REAL ESTATE INDEX NUMBER(S):

13-09-328-042-0000

# UNOFFICIAL COPY

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its duly authorized Member or Manager, this ..... day of ....., 2004.

5533 W. HIGGINS, L.L.C.  
An Illinois limited liability company

.....*Stanislaw Sobieski*.....  
By: Stanislaw Sobieski  
Manager

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Stanislaw Sobieski is personally known to me to be the Manager of 5533 W. Higgins, L.L.C., an Illinois Limited Liability Company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and who appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument pursuant to authority given by the Members of the Company, as his free and voluntary act, and as the free and voluntary act of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this *21st* day of *April*, 2004.

.....*Jo Anne Stanislawski*.....  
Notary Public

Commission Expires:  
*4-22-08*

