

# UNOFFICIAL COPY

## Special Warranty Deed

388865

1 of 2



Doc#: 0423205139  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/19/2004 11:23 AM Pg: 1 of 3

This indenture, made this 13<sup>th</sup> day of August, 2004, between **Wojciech Popko**, a single individual, party of the first part, and **Jan Poniatowski**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the party of the second part individually and to his/her/their heirs and assigns, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

PIN: 12-25-224-043-0000

Address of Real Estate: 2808 North 75<sup>th</sup> Court, Unit 1W, Elmwood Park, IL 60707.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premise as above described, with the appurtenances, unto the party of the second part, her heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, her heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND**, subject to: (a) Real estate taxes for the current year not due and payable; (b) Easements or encroachments existing of record, covenants, restrictions, agreements, conditions and building lines of record; (c) Governmental taxes or assessments for improvements not yet completed; (d) The Declaration of Condominium Ownership for 2808 North 75<sup>th</sup> Court Condominium, recorded on August 9, 2004, as document number 0422219000 (the Declaration), including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for the Athenian Condominium; (e) The Illinois Condominium Property Act; and (f) Acts done or suffered by Grantee.

Grantor also hereby grants to the grantee, her successors and assigns, all 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.

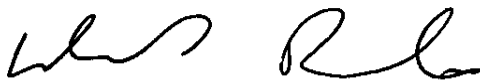
This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

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

3MN

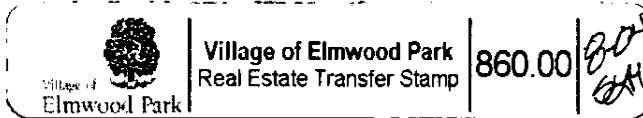
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Wojciech Popko

August 13, 2004

State of Illinois )  
County of Cook )



I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Wojciech Popko personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act for uses and purpose therein set forth.



Notary Public



August 13, 2004

After recording mail to:

~~Wojtek Popko~~ JAN PONIATOWSKI  
2808 N. 75<sup>th</sup> Court  
Unit # ~~CE~~ IW  
Elmwood Park, IL 60707

Mail subsequent tax bills to:

~~Wojtek Popko~~ JAN PONIATOWSKI  
2808 N. 75<sup>th</sup> Court  
Unit # ~~CE~~ IW  
Elmwood Park, IL 60707

Property of Cook County Clerk's Office

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ALTA COMMITMENT  
Schedule A - Legal Description  
File Number: TM150812  
Assoc. File No: 2808 - Pontato

STEWART TITLE

GUARANTY COMPANY  
HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

Unit 1-W together with the exclusive right to use limited common elements parking space P-1E and storage S-4 and together with its undivided percentage interest in the common elements in 2808 North 75th Court Condominium, as delineated and defined in the Declaration recorded as document number 0422219000, in the Northeast Quarter of Section 25, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

