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Doc#: 0428744117
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 10/13/2004 03:37 PM Pg: 1 of 3

Special Quit Claim Deed

Statutory (Illinois)
Corporation to Individual

The GRANTOR, **STS Development & Construction, LLC**, an Illinois Limited Liability Company,

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and QUIT CLAIMS to

Mark Wyshnytzky, of 2302 W. Chicago Ave., Chicago, IL 60622

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit 1 in 2308 West Chicago Condominiums as delineated on a Survey of the following described real estate: Lot 44 in the Subdivision of the South part of Block 13 in Suffern's Subdivision of the Southwest 1/4 of Section 6, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0411127069, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

SUBJECT TO: General real estate taxes for 2004 and subsequent years.

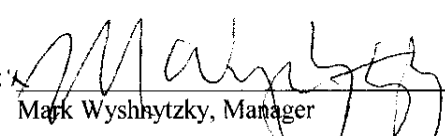
Permanent Real Estate Index Number(s): 17-06-328-034-0000 (Affects this and other property)

Address(es) of Real Estate: 2308 W. Chicago Ave., Unit 1, Chicago, Illinois 60622

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.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Member/Manager this 13th day of October, 2004.

STS Development & Construction, L.L.C., an Illinois limited liability company

By: 
Mark Wyshnytzky, Manager

By: 
Stanislav Skoulsky, Manager

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STATEMENT BY GRANTOR AND GRANTEE

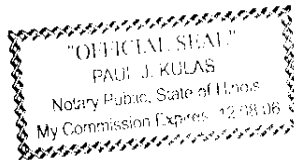
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 10-13, 2004

Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said ~~GRANTOR~~ this 13th day of OCT, 2004.

[Signature]
Notary Public



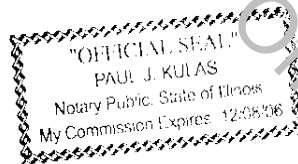
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 10-13, 2004

Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said ~~GRANTOR~~ this 13th day of OCT, 2004.

[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)