

# UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
ILLINOIS

UPON RECORDING MAIL TO:

James Zazakis Esq.  
4334 N Hazel, Unit 109  
Chicago, IL 60613



Doc#: 0432033210  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/15/2004 01:43 PM Pg: 1 of 3

SEND SUBSEQUENT TAX BILLS TO:

Steve Dobkowski Stephen B  
4839 North Winthrop, Chicago, Illinois 60640  
Unit 3S

The grantor, 4839-43- North Winthrop LLC  
, an Illinois limited liability company, ("Grantor"), of 2202 W. Irving Park Road, Chicago, Illinois 60618,  
for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid,  
CONVEYS AND WARRANTS to Steve Dobkowski as an Individual, ("Grantee"), of 939 West  
Windsor, Chicago, Illinois 60640, the following described real estate situated in the County of Cook, in the  
State of ILLINOIS, to wit: Stephen B.

### SEE ATTACHED EXHIBIT A

and covenants that it will WARRANT AND DEFEND the said premises against all persons lawfully claiming,  
or to claim the same, by, through or under it, subject only to: **covenants, conditions and restrictions of  
record and general real estate taxes for the year 2004 and subsequent years. The warranties of Grantor  
are strictly limited to Grantor's acts.**

**The Tenant of Unit 3S had no right of first refusal.**

Grantor also hereby grants to the Grantee, their 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 described in Exhibit A hereto, 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.

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 as an **Individual** forever.

Permanent Real Estate Index Number: 14-08-415-010-0000

Address of real estate: 4839 North Winthrop, Chicago, Illinois 60640, Unit 3S

Dated this this 5 day of November, 2004.

4839-43- North Winthrop LLC

By: John O'Flaherty

John O'Flaherty, Manager

Box 334

WP 8377439 2094

30

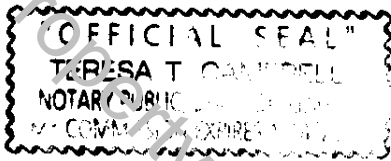
F1

# UNOFFICIAL COPY

State of Illinois )  
                              )SS  
County of Cook )

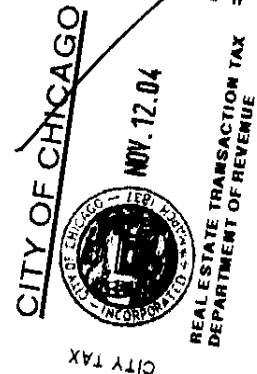
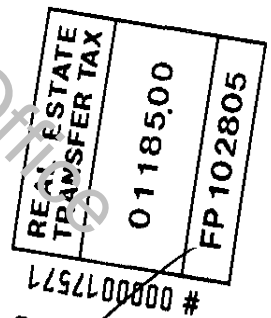
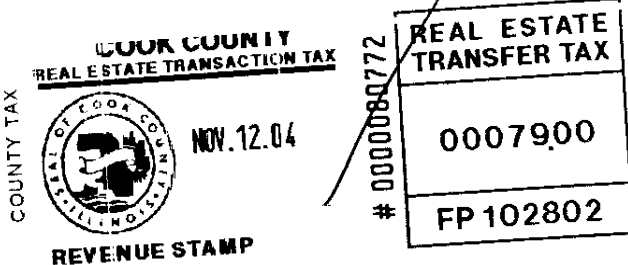
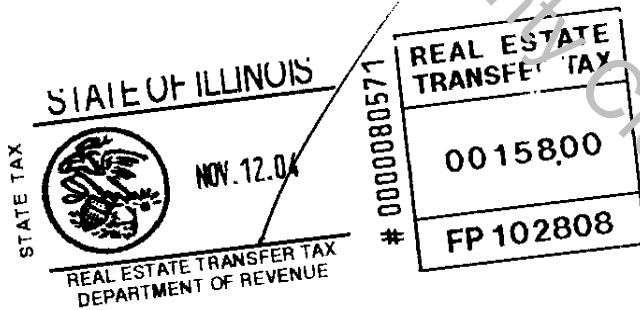
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, THAT John O'Flaherty, Manager, personally known to me to be the Manager of 4839-43- North Winthrop LLC, an Illinois limited liability company, and personally know to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument pursuant to authority given said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this this 5 day of November, 2004.



[Signature]  
Notary Public

This instrument prepared by: John R. Joyce, Esq.  
Stahl Cowen Crowley LLC  
35 West Monroe Street  
Suite 500  
Chicago, Illinois 60603



# UNOFFICIAL COPY

**EXHIBIT A**  
**LEGAL DESCRIPTION**

+ PARKING SPACE P1

UNIT 3S IN THE 4839 North Winthrop Condominium CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 32 IN GEORGE LILL'S SHERIDAN ROAD ADDITION TO CHICAGO BEING A SUBDIVISION IN THE SOUTHEAST FRACTIONAL 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0422334060 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0422334060 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 14-08-415-010-0000

Address of real estate: 4839 North Winthrop, Chicago, Illinois 60640, Unit 3S