

UNOFFICIAL COPY

Special Warranty Deed



Doc#: 0432414237
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 11/19/2004 11:40 AM Pg: 1 of 3

397433 1 of 2

This indenture, made this 14th day of September 2004 between Frakaz Construction, Inc., a corporation duly organized and authorized to conduct business under the laws of the State of Illinois, party of the first part, and Brad Finder, 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: 13-26-218-099-0000 and 13-26-218-100-0000

Address of Real Estate: 2936-44 N. Spaulding, Unit 3N, Chicago, IL 60618

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, his, her, their 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, his, her, their 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 Juneway Terrace Condominium recorded on August 26, 2004, as document number 0423903061 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for the Juneway Terrace Condominium; (e) The Illinois Condominium Property Act; and (f) Acts done or suffered by Grantee.

Grantor also hereby grants to the grantee, its 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.

SND
3/19/04

STEWART TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 1020
CHICAGO, IL 60602

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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.

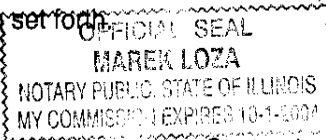
Kazimierz Lak
Frakaz Construction, Inc.
Kazimierz Lak, President

September 14, 2004

State of Illinois)
)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Kazimierz Lak, 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 on behalf of Frakaz Construction, Inc. in the capacity as its President, for uses and purpose therein set forth.

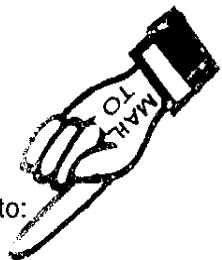
Marek Loza
Notary Public



September 14, 2004

After recording mail to:


Mail subsequent tax bills to:



Brad Finder
2940 N. Spaulding, Unit 3N
Chicago, IL 60618

STATE TAX

STATE OF ILLINOIS



NOV. 11.04


REAL ESTATE TRANSFER TAX

0000022534

REAL ESTATE TRANSFER TAX
00297.00
ED 102807

CITY TAX

CITY OF CHICAGO



NOV. 11.04

REAL ESTATE TRANSACTION TAX


0000011838

REAL ESTATE TRANSFER TAX
02227.50
ED 102807

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



NOV. 11.04

REVENUE STAMP

0000022534

REAL ESTATE TRANSFER TAX
00148.50
ED 102810

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ALTA COMMITMENT

Schedule A - Legal Description

File Number: TM156298

Assoc. File No: Spa 3N Finder

STEWART TITLE

GUARANTY COMPANY

HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

Unit 3N together with its undivided percentage interest in the common elements in 2940 N. Spaulding Street Condominium, as delineated and defined in the Declaration recorded as document number 0423903061, in the Northeast 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office