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21



SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
(CORP. TO INDIVIDUAL)

Doc#: 0435041024
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/15/2004 10:17 AM Pg: 1 of 4

2055446MTCLaSalle

M.G.R. TITLE

THE GRANTOR, **JERRY'S HOME CONSTRUCTION & BUILDERS, INC.**, a corporation 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, and other good and valuable consideration in hand paid, and pursuant to authority given by Board of Directors of said corporation, CONVEYS AND WARRANTS to GRZEGORZ /~~GENE~~ HACHAJ

of 1635 North Western, Unit 3N, Chicago, Illinois, the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNIT(S) 3N
1635 NORTH WESTERN
CHICAGO, ILLINOIS

Permanent Real Estate Index Numbers: 14-31-326-015; 016; 044 and 045 **AND 046**

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 President and Secretary this 19th day of May, 2004.

JERRY'S HOME CONSTRUCTION & BUILDERS, INC.

BY: 

Jerzy Koziol, President

ATTEST 

Jerzy Koziol, Secretary

City of Chicago

Dept. of Revenue

362409

12/14/2004 14:50 Batch 11821 78



Real Estate

Transfer Stamp

\$2,490.00

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that JERZY KOZIOL, personally known to me to be the President and Secretary of JERRY'S HOME CONSTRUCTION & BUILDERS, INC., and 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 severally acknowledged that as such President and Secretary he signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 19th day of May, 2004.

John E. Lovstrand
NOTARY PUBLIC

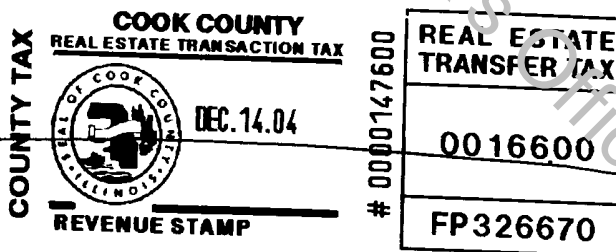
Prepared By:

John E. Lovstrand
PALMISANO & LOVSTRAND, P.C.
79 West Monroe, Suite 826
Chicago, Illinois 60603



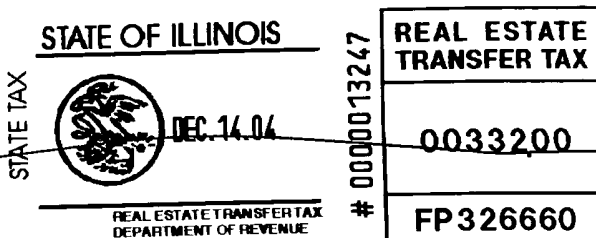
Mail To:

Taxpayer



Name and Address of Taxpayer:

Gregory Hachaj
1635 N. Western, Unit 3N
Chicago, Illinois 60647



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LEGAL DESCRIPTION

UNIT 3N in the 1635 N. WESTERN CONDOMINIUM, as delineated on a survey of the following described real estate:

PARCEL 1:

The North 34 feet of the North 82 feet of Lot 48 in Mason's Subdivision of the West part of Lot 5, and the South 33 feet of Lot 3 in the Assessor's Division of the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lots 9 and 10, except that part taken for streets, in Subdivision of Block 4 in the Assessor's Division of undivided lands in the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3:

The North 24 feet of the South 48 feet of the North 82 feet of Lot 48 in Mason's Subdivision of the West part of Lot 5 and the South 33 feet of Lot 3 in the Assessor's Division of the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

which survey is attached to the Declaration of Condominium recorded as Document 0319034114, together with an undivided interest in the common elements.

PARCEL 4:

The exclusive right to use parking space P- 1, a Limited Common Element as delineated on the Survey attached to the Declaration of Condominium recorded as Document 0319034114.

Commonly Known As: Unit 3N, 1635 N. Western, Chicago, Illinois

Permanent Index Number: 14-31-326-015
14-31-326-016
14-31-326-044
14-31-326-045
14-31-326-046

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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, 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.

THE TENANT OF THIS UNIT WAIVED ITS RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.