

UNOFFICIAL COPY

WARRANTY DEED

SEND TAX BILLS TO:

Ewa Wysocka
4005 W. Nelson, #5A
Chicago, Il., 60641



Doc#: 0503305405
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/02/2005 03:33 PM Pg: 1 of 3

MAIL TO:

Christine R. Piesiecki
Attorney at Law
9800 S. Roberts Rd., #205
Palos Heights, Il. 60465

GRANTOR(S), 3022-24 North Pulaski, LLC, an Illinois Limited Liability Company, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Ewa Wysocka, unmarried, of 3107 N. Hanssen, Chicago, Il., the following described real estate:

See Attached Legal Description

City of Chicago
Dept. of Revenue
367241



Real Estate
Transfer Stamp
\$990.00

02/01/2005 14:51 Batch 11850 87

Permanent Index No: 13-27-215-030-000 (affects unit and other property)

Property Address: 4005 W. Nelson, #5A, Chicago, IL, 60641

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SUBJECT TO: (a) current general real estate taxes and subsequent years and special taxes or assessments; (b) the Illinois Condominium Property Act; (c) The Declaration, including all amendments and exhibits attached thereto; (d) applicable zoning, planned development and building laws and ordinances and other ordinances of record; (e) encroachments onto the property, if any; (f) acts done or suffered by the Grantee, or anyone by, through or under Grantee; (g) covenants, conditions, agreements, building lines and restrictions of record; (h) roads or highways, if any; (i) private, public and utility easements, including any easements established by or implied from the Declaration, or amendments thereto.

Grantor also hereby grants to the grantee, its successor and or assigns, as 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.

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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.

DATED this 27th day of January, 2005.

3022-24 NORTH PULASKI, LLC

BY: [Signature]
John Mulligan

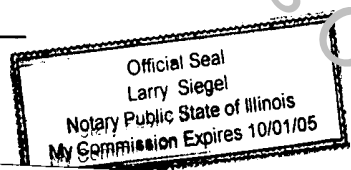
[Signature]
Cindy Mulligan

STATE OF Illinois
COUNTY OF Cook



I, the undersigned, a Notary Public if and for said County, in the State of Illinois, DO HEREBY CERTIFY that John Mulligan and Cindy Mulligan, members of 3022-24 North Pulaski, LLC, is personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed this instrument as their free and voluntary act, and as the act of the limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal this 27th day of January, 2005.

Commission expires [Signature]
NOTARY PUBLIC



Prepared by:
Larry Siegel, Attorney
750 Lake Cook Rd., #350
Buffalo Grove, Il., 60089

COUNTY TAX	 COOK COUNTY REAL ESTATE TRANSACTION TAX FEB.-1.05 REVENUE STAMP	REAL ESTATE TRANSFER TAX 00066.00 FP 103019
	# 0000006955	REAL ESTATE TRANSFER TAX 00132.00 FP 103020
STATE TAX	 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE FEB.-1.05	# 0000007089

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PROPERTY LEGAL DESCRIPTION:

UNIT 5A IN THE NORTH PULASKI CONDOMINIUM AS DELINEATED AND DEFINED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 2 IN BELMONT GARDENS, BEING A SUBDIVISION OF PART OF THE NORTH EAST QUARTER OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED April 2, 2004 AS DOCUMENT NUMBER 0409344023, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER:

13-27-215-030

AFFECTS THE UNDERLYING LAND

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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.