

UNOFFICIAL COPY

WARRANTY DEED

(Corporation to Individual)



0503435285

Doc#: 0503435285

Eugene "Gene" Moore Fee: \$48.00

Cook County Recorder of Deeds

Date: 02/03/2005 01:42 PM Pg: 1 of 2

Mail to: 10115 IVANHOE AVE.

Schiller Park, IL 60176

Aleksander Kozaczka

Send Tax Bill to:

Some

137403471/2

THIS INDENTURE, Made this 21st day of January, 2005, between W & M Condominiums, Inc., an Illinois Corporation, 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, party of the first part, and Aleksander Kozaczka of 10115 Ivanhoe, Schiller Park, Illinois 60176, party of the second part, WITNESSETH, That the party of the first part, for and in consideration of the sum of Ten Dollars and other good and valuable consideration in hand paid, conveys and warrants to the party of the second part, the following Real Estate, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO

MARRIED TO KINGA KOZACZKA

Party of the first part also hereby grants to the party of the second part, his successors and assigns, as rights and easements appurtenant to the real estate described herein, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, and the party of the first part 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 also 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 therein.

Party of the first part certifies that either the tenant of the Unit being conveyed herein has waived or failed to exercise his right of first refusal or no tenant was entitled to a right of first refusal.

TO HAVE AND TO HOLD the above granted premises unto the party of the second part, his heirs and assigns forever.

Permanent Real Estate Index Number: 12-16-202-041-0000 (Affects Lot 1 of Underlying Land) and 12-16-202-042-0000 (Affects Lot 2 of Underlying Land)

Address of Real Estate: 4751 N. 25th Avenue, Unit 7, Schiller Park, IL. 60176

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

ATTEST:

[Signature of Piotr Walega]

Piotr Walega, Secretary

State of Illinois)
County of Cook) ss

W & M Condominiums, Inc.,
an Illinois Corporation

BY:

[Signature of Mario Mikoda]

Mario Mikoda, President

(SEAL)

I, the undersigned, a notary public in and for said county in the state aforesaid, do hereby certify that Mario Mikoda, and Piotr Walega, President and Secretary respectively, of W & M Condominiums, Inc., and Illinois Corporation, who are 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 as such President and Secretary they signed the said instrument as President and Secretary of said corporation, pursuant to the authority given by the Board of Directors of said corporation 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 3 day of Jan, 2005.



[Signature of Eileen F. Thies]
Notary Public

This instrument prepared by: Richard A. Hirschenbein, 4363 N. Harlem, Norridge, IL 60706

2/8

ATGF, INC.

UNOFFICIAL COPY**LEGAL DESCRIPTION FOR DEED**

Parcel 1: Unit 4751-7 in the 4751-4753 N. 25th Avenue Condominiums, as delineated on the Plat of Survey of the following described real estate:

Lot 1 and Lot 2 in Moore's Subdivision, being a Resubdivision of Lots 25, 26, 27, 28 and 29 in Block 21 in Fairview, being Eberhart and Royce's Subdivision of the West 1/2 of the Southeast 1/4 of Section 9 and the North 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 9, and the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16, Township 40 North, Range 12, East of the Third Principal Meridian (except a strip of land 16.5 feet wide of the West end of the North 1/2 of the Northwest 1/4 of the Northeast 1/4 of Section 16), according to the Plat of said Moore's Subdivision, registered in the Office of the Registrar of Title of Cook County, Illinois, on November 3, 1961 as Document 2006390, in Cook County, Illinois.

which Plat of Survey is attached as Exhibit "A" to the Declaration of Condominium recorded November 23, 2004, in the Office of the Recorder of Deeds of Cook County, Illinois as Document 0432834003 as amended from time to time, together with its undivided percentage interest in the common elements.



Parcel 2: The exclusive right to Parking Space Number P-5, a Limited Common Element "LCE", as delineated on the Plat of Survey, and the rights and easements for the benefit of Unit 4751-7 as are set forth in the Declaration.

Permanent Real Estate Index Number: 12-16-202-041-0000 (Affects Lot 1 of Underlying Land)
and 12-15-202-042-0000 (Affects Lot 2 of Underlying Land)

Subject to: General real estate taxes for 2004 and subsequent years, private, utility, and drainage easements of record, existing month to month tenancy, laundry room lease (affecting common elements), the Condominium Declaration and Bylaws recorded as Document No. 04-32834003, and the Condominium Property Act.

Additional Granting Language: 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.

STATE TAX	STATE OF ILLINOIS	# 0000054789	REAL ESTATE TRANSFER TAX	COUNTY TAX	COOK COUNTY	# 0000012724	REAL ESTATE TRANSFER TAX
	 JAN. 27.05		00126.00		 JAN. 27.05		00063.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FD 226650		REVENUE STAMP		FD 226650