

# UNOFFICIAL COPY



## WARRANTY DEED

Doc#: 0506242211  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/03/2005 01:39 PM Pg: 1 of 3

ILLINOIS

*Above Space for Recorder's Use Only*

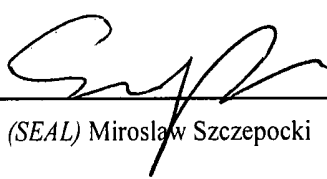
THE GRANTOR, MIROSLAW SZCZEPOCKI, divorced and not since remarried, of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MONIKA SKROBOT, a single woman, of 6721 Aspen Lane, Condo 5, Westmont, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

*(See Attached for Legal Description),*

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2004 and subsequent years, covenants, conditions and restrictions of record, if any.  
Permanent Real Estate Index Number: 12-01-311-097  
Address of Real Estate: 7762 W Higgins, #G, Chicago, IL 60631

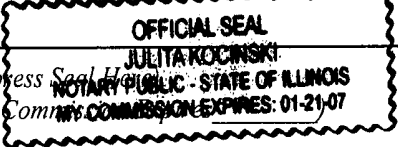
The date of this deed of conveyance is 2/14/05

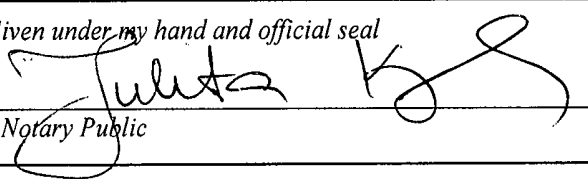
  
\_\_\_\_\_  
(SEAL) Mirosław Szczepocki

\_\_\_\_\_  
(SEAL)

State of Illinois  
County of Cook

*I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mirosław Szczepocki 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, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.*



Given under my hand and official seal  
  
\_\_\_\_\_  
Notary Public

TM/68009  
MARQUIS TITLE 1/2

41558

OC  
AL

File Number: TM168009

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

**PARCEL 1:**

THAT PART OF THE WEST 113.81 FEET OF THE EAST 222.81 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS AVENUE AND THE NORTH 19 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE) OF THE WEST 172.60 FEET OF THE EAST 395.41 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS AVENUE) ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S SUBDIVISION OF LOT 2 IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION I TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 15 ACRES OF SAID LOT 2 AND EXCEPT THE NORTH 358 FEET OF THE THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF) REFERRED TO AS A TRACT: DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT WITH NORTHERLY LINE OF WEST HIGGINS AVENUE; THENCE NORTH ON THE WEST LINE OF SAID TRACT 110.06 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING NORTH ON THE WEST LINE OF SAID TRACT, 30.71 FEET; THENCE EAST 40.67 FEET; THENCE SOUTH 33.29 FEET; THENCE WEST 15.17 FEET; THENCE NORTH 2.58 FEET; THENCE WEST 25.50 FEET TO THE PLACE OF BEGINNING

**PARCEL 2:**

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED DATED APRIL 26, 1965 AND RECORDED APRIL 27, 1965 AS DOCUMENT NUMBER 19446774 AND SUPPLEMENTAL DECLARATION OF EASEMENT AND EXHIBIT 1 THERETO ATTACHED DATED OCTOBER 13, 1965 AND RECORDED OCTOBER 13, 1965 AS DOCUMENT NO. 19615431 MADE BY 4956 NORTH MASON BUILDING CORPORATION, A CORPORATION OF ILLINOIS AND CONFIRMED BY JERRY-DICK BUILDING CORPORATION, A CORPORATION OF ILLINOIS, IN DECLARATION DATED NOVEMBER 29, 1965 AND RECORDED DECEMBER 1, 1965 AS DOCUMENT NUMBER 19673089 AND AS CREATED BY THE DEED FROM 4956 NORTH MASON BUILDING CORPORATION TO CELIA GIERSCH, DATED SEPTEMBER 22, 1966 AND RECORDED OCTOBER 4, 1966 AS DOCUMENT NO. 19959425 AND RE-RECORDED AUGUST 8, 1967 AS DOCUMENT NO. 20222149 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-01-311-097 (Volume number 310)

**Commonly known as:** 7762 West Haggins Road  
Townhome G  
Chicago IL 60631

# UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
FEB. 28. 05

# 0000024455  
FP 102804

REAL ESTATE TRANSFER TAX  
00205.00

COUNTY TAX  
SEAL OF COOK COUNTY  
REVENUE TAX  
FEB. 28. 05

COOK COUNTY  
REAL ESTATE TRANSFER TAX  
FEB. 28. 05

# 0000024447  
FP 102810

REAL ESTATE TRANSFER TAX  
00101.50

CITY TAX  
SEAL OF CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
FEB. 28. 05

CITY OF CHICAGO  
REAL ESTATE TRANSFER TAX  
FEB. 28. 05

# 0000073080  
FP 102807

REAL ESTATE TRANSFER TAX  
01537.50

*This instrument was prepared by:*

*Kocinski Law Offices, LLC  
401 E. North Ave., Suite 1  
Villa Park, IL 60181*

*Send subsequent tax bills to:*

*Monika Skrobot  
7762 W Higgins, #G  
Chicago, IL 60631*

*Recorder-mail recorded document #*

*Monika Skrobot  
7762 W Higgins, #G  
Chicago, IL 60631*

