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Doc#: 0508811226
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/29/2005 10:16 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

COMMITMENT - LEGAL DESCRIPTION

Unit 525-2 together with its undivided percentage interest in the common elements in 525 North Marshfield Condominium, as delineated and defined in the Declaration recorded as document number 0422219001, in Section 7, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

3LC
STEWART TITLE OF ILLINOIS
2 N. LA Salle STREET
SUITE 1020
CHICAGO, IL 60602

42252

UNOFFICIAL COPY**Special Warranty Deed**

422538

This indenture, made this 4th day of March, 2005, between Marcin Galan, a single man, party of the first part, and Dagmara Wisniewska 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 EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

P.I.N. # 17-07-224-014-0000

Address of Real Estate: 525 N. Marshfield, Unit # 2, Chicago, IL 60622

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 premises 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 525 North Marshfield Condominium recorded on August 08, 2004, as document number 0422219001 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for the 525 North Marshfield 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.

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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.

Marcin Galan by M. Loza his attorney in fact
Marcin Galan

March 4, 2005

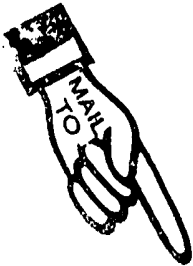
State of Illinois)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marek Galan 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 for uses and purpose therein set forth on behalf of Marcin Galan pursuant to the Power of Attorney.

Marek Loza

OFFICIAL SEAL
MAREK LOZA
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 11-18-2008
March 4, 2005

Notary Public



After recording mail to:
Dagmara Wisniewska
525 N. Marshfield, Unit # 2
Chicago, IL 60622

Mark A. Jaszczak
2956 Milwaukee Ave
Chicago, IL 60618
Suite 205A

Mail subsequent tax bills to:
Dagmara Wisniewska
525 N. Marshfield, Unit # 2
Chicago, IL 60622

REAL ESTATE TRANSFER TAX	0247500	FP 102807
# 0000000000		

CITY OF CHICAGO
MAR. 24. 05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE
CITY TAX

PREPARED BY:
LOZA LAW OFFICES
1701 WOODFIELD RD
SCHAUMBURG, IL 60173

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

REVENUE STAMP

MAR. 24. 05

0000024860

REAL ESTATE TRANSFER TAX	0016500	FP 102810
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STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

MAR. 24. 05

0000024880

REAL ESTATE TRANSFER TAX	0033000	FP 102804
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