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SPECIAL WARRANTY DEED  
STATUTORY (ILLINOIS)  
(Corporation to Individual)

Doc#: 0509141027  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 04/01/2005 10:47 AM Pg: 1 of 2

10/3  
THE GRANTOR, 4250 DEVELOPMENT CORPORATION,  
an Illinois corporation, for an in consideration of the sum  
of Ten and No/100 Dollars (\$10.00), and other good and  
valuable consideration, in hand paid, CONVEYS AND  
WARRANTS TO:

J.  
Barbara Fleischman and Jeffrey Jozwiak, 235 Willow Lane, New Lenox, IL

the Grantees, <sup>as</sup> ~~not in~~ Tenancy in Common, <sup>and not</sup> ~~but~~ in JOINT TENANCY  
the following described real estate situated in the  
County of Cook, State of Illinois, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND MADE A PART  
HEREOF.

Permanent Real Estate Index Number(s): 13-13-314-020-0000  
Address(es) of Real Estate: 4250-57 N. Mozart, Unit 2S, Chicago, IL

SUBJECT TO: covenants, conditions and restrictions of record; private, public and utility easements and building  
lines of record; party wall rights and agreements; terms, provisions, covenants, and conditions of the Declaration  
of Condominium and all amendments, if any, thereto; private, public, and utility easements, including any  
easements established by or implied from the Declaration of Condominium or amendments thereto, if any; the  
plat filed with the aforesaid Declaration; limitations and conditions imposed by the Illinois Condominium  
Property Act; applicable zoning and building laws and ordinances; Grantee's mortgage; plats of dedication and  
plats of subdivision and covenants thereon; acts done or suffered by Grantee or anyone claiming thereunder;  
general real estate taxes for the year and subsequent years including taxes which may accrue by reason of new or  
additional improvements during the current year; and special taxes or assessments for improvements not yet  
completed.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by the duly-authorized  
representative of 4250 Development Corporation, an Illinois corporation, this 24<sup>th</sup> day of March, 2005.

4250 DEVELOPMENT CORPORATION, an Illinois corporation

By: Michael Press  
Its: President

03/31/2005 11:16 Batch 02296 7  
373748  
\$2,475.00  
City of Chicago  
Dept. of Revenue  
Real Estate Transfer Stamp

STATE OF ILLINOIS )  
                                  )SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that,  
MICHAEL PRESS not personally but as President of 4250 Development Corporation, an Illinois corporation  
(the "Corporation"), being 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 said instrument on behalf of  
the Corporation as his free and voluntary act, and as the free and voluntary act of the Corporation, for the uses  
and purposes therein set forth.

GIVEN under my hand and seal this day of 3-24, 2005

Deborah Ashen  
Notary Public, State of Illinois  
My Commission Expires June 12, 2006

This instrument prepared by the Law Offices of Deborah Ashen, Ltd., 217 N. Jefferson, Suite 600, Chicago, IL 60661.

Mail to:  
Gregg JARMAN  
17400 S. OAK PARK # 1W  
TINLEY PARK, IL 60477

Send subsequent tax bills to:  
Barbara FLEISHMAN  
4250-52 N. MOZART #2S  
CHICAGO, IL 60618

PREMIER TITLE

**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION**

The land referred to in this Commitment is described as follows:

**PARCEL 1:**

UNIT NO. 2S IN MOZART PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 4 AND 5 (EXCEPT THE SOUTH 15 FEET THEREOF) IN BLOCK 7 IN ROSE PARK, A RESUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 0427344069 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THE EXCLUSIVE RIGHT TO THE USE OF P-6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0427344069.

"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 THE UNIT HAD NO RIGHT OF FIRST REFUSAL

Common Address: 4250-52 N. Mozart, Unit# 2-S Chicago, Illinois 60618

P.I.N.: 13-13-314-020-0000

POSTAGE METER SYSTEMS

<b>COUNTY TAX</b>	<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX	# 0000155374	<b>REAL ESTATE TRANSFER TAX</b>
	 MAR. 31. 05 REVENUE STAMP		00165.00 FP326670

<b>STATE TAX</b>	<b>STATE OF ILLINOIS</b> REAL ESTATE TRANSFER TAX	# 0000018010	<b>REAL ESTATE TRANSFER TAX</b>
	 MAR. 31. 05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		00330.00 FP326660