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

THE CRANTOR, 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:

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

and not

the Grantees, not in Tenancy in Common, but in JOINT TENANCY the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE EXHIBIT'A' AT CACHED 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 T0: covenants, conditions and contrictions 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 my, 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 24rday of Many 2005.

4250 DEVELOPMENT CORPORATION, an Illinois corporation

\$2,475.00

Transfer Stamp

Real Estate

03/31/2005 11:16 Batch 02296

Doc#: 0509141027

Eugene "Gene" Moore Fee: \$26.00

Date: 04/01/2005 10:47 AM Pg: 1 of 2

Cook County Recorder of Deeds

373748

City of Chicago Dept. of Revenue

STATE OF ILLINOIS

Its:

Michael Press

President

)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 ander mything and pegithis day o

ehorah Ashen

Votaty Public, State of Illinois
Learn W. L. 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. OAKPARK # IW TINLEY Park, IL 60477 Send subsequent tax bills to:

Barbara FIEISHHAN 4250-52 N. MOZART#2S CHICAGO, IL GOGIS

0509141027D Page: 2 of 2

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EXHIBIT A

LEGAL DESCRIPTION

The land referred 'o 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 LIMITEL COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECURDED 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 FIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDUMINIUM, 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 THE SEIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTAUCTONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

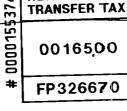
THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL

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

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

POSTAGE METER SYSTEMS





REAL ESTATE

