

# UNOFFICIAL COPY

IL050255

Synergy  
SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **Affordable Home Developments LLC**, an Illinois limited liability company, duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following described real estate is located,



Doc#: 0513126096  
Eugene "Gene" Moore Fee: \$34.00  
Cook County Recorder of Deeds  
Date: 05/11/2005 03:18 PM Pg: 1 of 6

THE ABOVE SPACE FOR RECORDER'S USE ONLY

for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the Manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to **RALPH CIUMNOCZOLOWSKI** ("Grantee"), whose address is 8025 Bay Meadows Circle East, #102, Jacksonville, FL 32256, the following described real estate, to-wit:

SEE ATTACHED EXHIBIT 'A'

COMMONLY KNOWN AS **1509 W. JONQUIL, UNIT 1509-2 AND P-1, CHICAGO, IL 60626**

(HEREINAFTER REFERRED TO AS "PARCEL"), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST AS AMENDED FROM TIME TO TIME (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY).

Grantor also hereby grants to Grantee, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of said property set forth in the Declaration of Condominium, aforesaid, 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.

Synergy Title Services, LLC.  
730 West Randolph, Suite 300  
Chicago, IL 60661  
Phone (312) 334-9000 fax (312) 334-9009

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SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) zoning and building laws and ordinances; (c) public and utility easements recorded at any time prior to Closing; (d) covenants, conditions and restrictions of record; (e) public and utility easements, whether recorded or unrecorded; and (f) Illinois Condominium Property Act (the "Act"); (g) roads and highways, if any; (h) the Declaration of Condominium Ownership and of Easements Restrictions, Covenants and By-Laws for the Greenview Sheridan Condominiums Association (the "Declaration"); (i) such other matters as to which the Title Insurer commits Purchaser against loss or damage; (j) encroachments; and (k) acts of Purchaser

Permanent Real Estate Index Number: 11-29-106-013-0000

IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this 25<sup>th</sup> day of March, 2005.

**Affordable Home Developments LLC**  
an Illinois limited liability company

By:   
Ben Myers, Manager

City of Chicago  
Dept. of Revenue  
377870  
04/23/2005 13:20 Batch 02219 24



Real Estate  
Transfer Stamp  
\$1,762.50

**COOK COUNTY**  
REAL ESTATE TRANSFER TAX  
APR. 29. 05  
REVENUE STAMP



# 0000158129

**REAL ESTATE  
TRANSFER TAX**  
0011750  
FP326670

**STATE OF ILLINOIS**  
APR. 29. 05  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE



# 0000079067

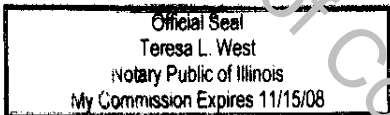
**REAL ESTATE  
TRANSFER TAX**  
0023500  
FP326669

# UNOFFICIAL COPY

STATE OF ILLINOIS        )  
   ) SS  
 COUNTY OF COOK         )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that BEN MYERS, as Manager of **Affordable Home Developments LLC**, an Illinois limited liability company, 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 as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 25<sup>th</sup> day of March, 2005.



Teresa L. West  
 Notary Public

My commission expires 11/15/08

After Recording Mail to:

Ralph Ciemnoczolowski  
1509 W. Jonquil - #2  
Chicago, IL 60626

Send Subsequent Tax Bills to:

Ralph Ciemnoczolowski  
1509 W. Jonquil - #2  
Chicago, IL 60626

This Instrument Was Prepared by: Terrapin Law Group  
 Whose Address Is: 217 N. Jefferson, 5<sup>th</sup> Fl., Chicago, IL 60626

**UNOFFICIAL COPY****Chicago Title Insurance Company****A.L.T.A. COMMITMENT****SCHEDULE A**  
*(continued)*

File Number: IL0502550

Commitment Number: IL0502550

**LEGAL DESCRIPTION**

UNIT NO. 1509-2 AND P-1 IN GREENVIEW SHERIDAN CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THAT PART OF LOTS 68 AND 69 TAKEN AS A TRACT IN GERMANIA ADDITION TO EVANSTON BEING A SUBDIVISION OF BLOCKS 2 AND 3 OF DREYER'S LAKE SHORE ADDITION AND PART OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND SOUTH AND WEST OF SAID BLOCKS 2 AND 3 SAID PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 19.95 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 29.16 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE THEREOF 25.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 32.96 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 4.27 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 12.09 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 2.98 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 27.79 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 22.94 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 64.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.86 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 8.14 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 minutes 00 seconds east along said east line 17.55 feet to the point of beginning, in Cook County, Illinois.

ALSO

THAT PART OF LOTS 68 AND 69 TAKEN AS A TRACT IN GERMANIA ADDITION TO EVANSTON BEING A SUBDIVISION OF BLOCKS 2 AND 3 OF DREYER'S LAKE SHORE ADDITION AND PART OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND SOUTH AND WEST OF SAID BLOCKS 2 AND 3 SAID PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 30.13 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 39.53 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE THEREOF 72.84 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 40.56 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 64.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.86 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 8.14 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 42.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

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## Chicago Title Insurance Company

### A.L.T.A. COMMITMENT

#### SCHEDULE A

(continued)

File Number: IL0502550

Commitment Number: IL0502550

THAT PART OF LOTS 68 AND 69 TAKEN AS A TRACT IN GERMANIA ADDITION TO EVANSTON BEING A SUBDIVISION OF BLOCKS 2 AND 3 OF DREYER'S LAKE SHORE ADDITION AND PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND SOUTH AND WEST OF SAID BLOCKS 2 AND 3 SAID PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 30.13 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 39.53 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 47 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE THEREOF 17.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 47 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE 24.37 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 30.96 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 3.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 22.86 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 29.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 13.14 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1.96 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 40.76 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF LOTS 68 AND 69 TAKEN AS A TRACT IN GERMANIA ADDITION TO EVANSTON BEING A SUBDIVISION OF BLOCKS 2 AND 3 OF DREYER'S LAKE SHORE ADDITION AND PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND SOUTH AND WEST OF SAID BLOCKS 2 AND 3 SAID PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 40.56 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 49.77 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS BEGINNING AT THE SOUTHEAST CORNER OF SAID TRACT; THENCE NORTH 89 DEGREES 47 MINUTES 52 SECONDS WEST ALONG THE SOUTH LINE THEREOF 72.84 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 40.56 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 64.69 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 1.86 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 8.14 FEET TO THE EAST LINE OF SAID TRACT; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID EAST LINE 42.67 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE WEST 45.0 FEET LOTS 68 AND 69 IN GERMANIA ADDITION TO EVANSTON BEING A SUBDIVISION OF BLOCKS 2 AND 3 OF DREYER'S LAKE SHORE ADDITION AND PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND SOUTH AND WEST OF SAID BLOCKS 2 AND 3; LYING BELOW A HORIZONTAL PLANE OF 19.95 FEET ABOVE CHICAGO CITY DATUM IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY****Chicago Title Insurance Company****A.L.T.A. COMMITMENT****SCHEDULE A***(continued)*

File Number: IL0502550

Commitment Number: IL0502550

ALSO

THAT PART OF LOTS 68 AND 69 TAKEN AS A TRACT IN GERMANIA ADDITION TO EVANSTON BEING A SUBDIVISION OF BLOCKS 2 AND 3 OF DREYER'S LAKE SHORE ADDITION AND PART OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE AND SOUTH AND WEST OF SAID BLOCKS 2 AND 3 SAID PART OF SAID TRACT LYING ABOVE A HORIZONTAL PLANE OF 40.56 FEET ABOVE CHICAGO CITY DATUM AND LYING BELOW A HORIZONTAL PLANE OF 49.77 FEET ABOVE CHICAGO CITY DATUM AND FALLING WITHIN THE BOUNDARIES PROJECTED VERTICALLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 47 MINUTES 52 SECONDS EAST ALONG THE NORTH LINE THEREOF 17.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 47 MINUTES 52 SECONDS EAST ALONG SAID NORTH LINE 24.37 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 30.96 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 3.0 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 22.86 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 29.33 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 13.14 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 1.96 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST 40.76 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0434234657, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Cook County Clerk's Office