

# UNOFFICIAL COPY

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## SPECIAL WARRANTY DEED

Doc#: 0518135053  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 06/30/2005 07:23 AM Pg: 1 of 4

TICOR TITLE INSURANCE

THIS INDENTURE, made this 22nd day of June, 2005, between Madison Street Commons, L.L.C., an Illinois Limited Liability Company duly authorized to transact business in the State of Illinois, ("Grantor"),

MAREK SNIEZKO AND ANNA SNIEZKO, ("Grantee") having an address of 2439 W. Augusta Blvd., Chicago, IL 60622

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and 00/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to Grantee's heirs and assigns, by all the following described land, situated in the County of Cook, and State of Illinois known and described as follows, to wit:

LEGAL DESCRIPTION IS ATTACHED HERETO AND MADE A PART HEREOF:

Commonly known as Unit 320, 7243 Madison Street, Forest Park, Illinois 60130

Permanent Index Number: 15-12-435-024-0000; 15-12-435-025-0000;  
15-12-435-026-0000; 15-12-435-027-0000  
(affects this unit and other property)

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 Ownership for Madison Commons Condominium Association (the "Declaration"), and Grantor reserves to itself,

MAIL TO:

Send subsequent tax bills to

MAREK SNIEZKO AND  
ANNA SNIEZKO  
Unit 320, 7243 Madison Street  
Forest Park, Illinois 60130

MAREK SNIEZKO AND  
ANNA SNIEZKO  
Unit 320, 7243 Madison Street  
Forest Park, Illinois 60130

BOX 15

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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.

Together with all and singular the hereditaments and appurtenances thereunder belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rent, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or in 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 Grantee, and Grantee's heirs and assigns forever.

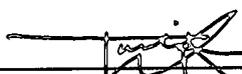
And the Grantor, for itself, and its successors, does covenant, promise and agree to and with the Grantee, and Grantee's heirs and assigns, that it has not done or suffered to be done, anything, whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein 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 FOREVER DEFEND**, subject to:

Current general real estate taxes, taxes for subsequent years and special taxes or assessments; the Illinois Condominium Property Act; the Declaration of Condominium Ownership; applicable zoning, planned development and building laws and ordinances and other ordinances of record; acts done or suffered by Grantees or anyone claiming, by, through or under Grantees; covenants, conditions, agreements, building lines and restrictions of record; easements recorded at any time prior to Closing, including any easements established by or implied from the Declaration of Condominium Ownership or amendments thereto and any easements provided therefore; rights of the public, the Village of Forest Park and adjoining contiguous owners to use and have maintained any drainage ditches, feeders, laterals and water detention basins located in or serving the Premises; roads or highways, if any, Grantees' mortgage, if any.

IN WITNESS WHEREOF, said Grantor has executed this Special Warranty Deed as of this 22nd day of June, 2005.

MADISON STREET COMMONS, LLC,  
an Illinois Limited Liability Company

By: Focus Development, Inc.,  
an Illinois Corporation, its Manager

By:   
TIMOTHY J. ANDERSON,  
Its Manager



**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000397006 SC

STREET ADDRESS: 7243 MADISON STREET

UNIT 320

CITY: FOREST PARK

COUNTY: COOK COUNTY

TAX NUMBER: 15-12-435-024-0000, 15-12-435-025-0000, 15-12-435-026-0000

LEGAL DESCRIPTION: &amp; 15-12-435-027-0000

**PARCEL 1:**

UNIT NUMBER 320 IN THE MADISON COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PART OF LOTS 9, 10, 11, 12, 13 AND 14 IN BLOCK 3 IN C. AND J. SCHLUND'S SUBDIVISION OF BLOCKS 25, 26, 27, 38 AND 39 OF RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0511518080; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

**PARCEL 2:**

THE RIGHT TO THE USE OF PARKING SPACE P- 11 A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AFORESAID.