

UNOFFICIAL COPY

Special Warranty Deed

Statutory (Illinois)

Corporation to Individual

The GRANTOR, **RALKO CONSTRUCTION COMPANY, INC.**, an Illinois corporation,



Doc#: 0519511259
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/14/2005 01:29 PM Pg: 1 of 2

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

MICHAEL BERKOWITZ, of 1030 N. State, #37K, Chicago, Illinois 60610

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 4E in Ship House Condominium as delineated on a Survey of the following described real estate: Lots 4 and 5 in Horton's Subdivision of part of the South 1/2 of the South 1/2 of the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0421534069, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-8, a limited common element, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

SUBJECT TO: General real estate taxes for 2005 and subsequent years.

Permanent Real Estate Index Number(s): 14-31-333-004-0000; 14-31-333-005-0000; and 14-31-333-026-0000
(Affect underlying land)

Address(es) of Real Estate: 2052 W. North Ave., Unit 4E, Chicago, IL 60647

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, 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.

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.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed here presents by its President/Secretary, this 28th day of June, 2005.

RALKO CONSTRUCTION COMPANY, INC.

By:

Ihor Ralko, Its President/Secretary

Property of Cook County Clerk's Office

1359(20) 1-9

Attorneys' Title Guaranty Fund, Inc.
33 N. Dearborn, Suite 650
Chicago, Illinois 60602-9104
(312) 372-1735

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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 IHOR RALKO, personally known to me to be the President/Secretary of RALKO CONSTRUCTION COMPANY, INC., and 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 as such President/Secretary, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth

Given under my hand and seal, this 28th day of June, 2005.

Commission expires: 12-21-06 "OFFICIAL SEAL"
ROSEMARY MATKOWSKY
Notary Public, State of Illinois
My Commission Expires 12/21/06
Rosemary Matkowsky
Notary Public

This instrument prepared by: Law Office of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

STATE OF ILLINOIS
STATE TAX
JUL.-6.05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002073
REAL ESTATE TRANSFER TAX
00514.00

CITY OF CHICAGO
CITY TAX
JUL.-6.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008560
REAL ESTATE TRANSFER TAX
00900.00
FP326650

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JUL.-6.05
DEPARTMENT OF REVENUE

0000017253
REAL ESTATE TRANSFER TAX
00257.00
FP326650

CITY OF CHICAGO
CITY TAX
JUL.-6.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008561
REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY TAX
CITY OF CHICAGO
JUL.-6.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008562
REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY TAX
CITY OF CHICAGO
JUL.-6.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008563
REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY TAX
CITY OF CHICAGO
JUL.-6.05
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000008564
TRANSFER TAX
00255.00
FP326650

Mail to:

Neil F. Narut, Esq.
P.O. Box 406
West Dundee, Illinois 60118

Send subsequent tax bills to:

Michael Berkowitz
2052 W. North Ave., Unit 4E
Chicago, Illinois 60647