

# UNOFFICIAL COPY



Doc#: 0520214055  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/21/2005 07:53 AM Pg: 1 of 3

*426023*

STEWART TITLE OF ILLINOIS  
2 N. LA SALLE STREET  
SUITE 1820  
CHICAGO, IL 60602

# SPECIAL WARRANTY DEED

*ZEB*

File Number: TM176067

## LEGAL DESCRIPTION

Unit3-D together with its undivided percentage interest in the common elements in 3706-12 Wrightwood Condominium, as delineated and defined in the Declaration recorded as document number 05-07439001, in the Southeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 3706 West Wrightwood  
Condo 3D  
Chicago IL 60647  
PIN/Tax Code: 13-26-312-033

**UNOFFICIAL COPY****Special Warranty Deed**

STEVART TITLE OF ILLINOIS  
2 N. LA SALLE STREET  
SUITE 1020  
CHICAGO, IL 60602

427623 1042

This indenture, made this 29<sup>th</sup> day of June 2005, between 3706 Wrightwood LLC, a limited liability company duly incorporated and authorized to conduct business in the State of Illinois, party of the first part, and **Pawel Bedus** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part individually and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

P.I.N. # 13-26-312-033-0000 (affects underlying property)

Address of Real Estate: 3706 W. Wrightwood Avenue, Unit # 3D, Chicago, IL 60647

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or 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 party of the second part, his, her, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his, her, their 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 DEFEND, subject to: (a) Real estate taxes for the current year not due and payable; (b) Easements or encroachments existing of record, covenants, restrictions, agreements, conditions and building lines of record; (c) Governmental taxes or assessments for improvements not yet completed; (d) The Declaration of Condominium Ownership for 3706-12 Wrightwood Condominium recorded on March 15, 2005, as document number 0507439001 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for the 3706-12 Wrightwood Condominium; (e) The Illinois Condominium Property Act; and (f) Acts done or suffered by Grantee.

Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

  
3706 Wrightwood LLC

June 29, 2005

State of Illinois )  
County of Cook )

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mieczyslaw Gaj 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 on behalf of 3706-12 Wrightwood LLC in the capacity as Manager, for uses and purpose therein set forth.

**OFFICIAL SEAL**  
**MAREK LOZA**  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 11-18-2008

June 29, 2005

Notary Public




After recording mail to:  
**Pawel Bedus**  
3706 W. Wrightwood Avenue,  
Unit # 3D  
Chicago, IL 60647

Mail subsequent tax bills to:  
**Pawel Bedus**  
3706 W. Wrightwood Avenue,  
Unit # 3D  
Chicago, IL 60647

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

 JUL.-6.05


REVENUE STAMP

# 0000027211

<b>REAL ESTATE TRANSFER TAX</b>
0006000
FP 102810

STATE TAX

**STATE OF ILLINOIS**

 JUL.-6.05


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000027226

<b>REAL ESTATE TRANSFER TAX</b>
0012000
FP 102804

CITY TAX

**CITY OF CHICAGO**

 JUL.-6.05

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000014690

<b>REAL ESTATE TRANSFER TAX</b>
0090000
FP 102807