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Doc#: 0520841021
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/27/2005 10:57 AM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY
(CORPORATION TO INDIVIDUAL)

200615915
MERCURY TITLE COMPANY, L.L.C.
1072 KSV

THE GRANTOR, **LEMAI PROPERTIES, INC.**, 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, 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 ZBIGNIEW WROBEL

Address: 712 Dempster #F010, Chicago, Illinois
the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Address of Real Estate: UNITS 1C
4416 N. KOSTNER AVE.
CHICAGO, ILLINOIS 60630

Permanent Real Estate Index Number: 13-15-131-022-0000

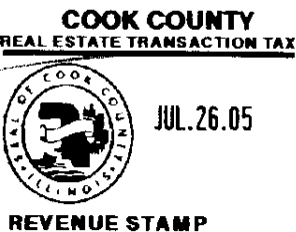
IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary this 25 day of July, 2005.

LEMAI PROPERTIES, INC.,
an Illinois corporation

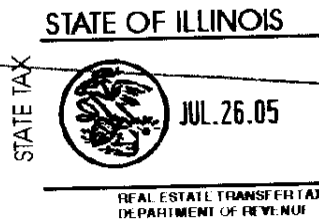
BY: [Signature]
Its President

ATTEST: [Signature]
Its Secretary

City of Chicago
Dept. of Revenue
390079
07/26/2005 10:47 Batch 05032 38
Transfer Stamp
\$1,072.50
Real Estate



REAL ESTATE TRANSFER TAX
0007150
FP351019



REAL ESTATE TRANSFER TAX
0014300
FP326660

M.G.R. TITLE

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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that RENATA MACKOWIAK, personally known to me to be the President and Secretary of LEMAI PROPERTIES, INC., an Illinois corporation, 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 severally acknowledged that as such President and Secretary she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 25th day of July, 2005.



[Handwritten Signature]

NOTARY PUBLIC

Mail To:

~~Agnieszka Debicki
ATTORNEY AT LAW
4319 N. Central Avenue
Chicago, Illinois 60634~~

ZBIGNIEW WROBEL
712 DEMISTER # FG10
MT. PROSPECT, IL 60056

Name and Address of Taxpayer:

Zbigniew Wrobel
4416 N. Kostner Avenue, Unit 1C
Chicago, Illinois 60630

Prepared By:

Law Offices of Steven E. Moltz
19 S. LaSalle St., Suite 900
Chicago, Illinois 60603

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LEGAL DESCRIPTION

PARCEL ONE:

UNIT 1C, IN THE 4416 N. KOSTNER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 9 IN BLOCK 39 IN MONTROSE A SUBDIVISION OF THE NORTHWEST $\frac{1}{4}$ AND THE NORTH $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 15 EAST $\frac{1}{2}$ OF LOT 1 IN THE SUBDIVISION OF THE NORTH $\frac{1}{2}$ OF SECTION 16, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

OF WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0512603080, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL TWO:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-7, A LIMITED COMMON ELEMENT AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION RECORDED AS DOCUMENT 0512603080.

ADDRESS: **UNIT 1C**
4416 N. KOSTNER AVE.
CHICAGO, ILLINOIS 60630

P.I.N: 13-15-131-022-0000

SUBJECT TO: (A) GENERAL REAL ESTATE TAXES NOT DUE AND PAYABLE AT THE TIME OF CLOSING; (B) THE ACT; (C) THE DECLARATION OF CONDOMINIUM RECORDED MAY 6, 2005 AS DOCUMENT NUMBER 0512603080 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN; (D) APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES; (E) COVENANTS, CONDITIONS, RESTRICTIONS, ENCROACHMENTS AND EASEMENTS OF RECORD (NONE OF WHICH SHALL IN ANY WAY AFFECT THE USE AND OCCUPANCY OF THE PURCHASED UNIT); (F) ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING THROUGH PURCHASER; (G) UTILITY EASEMENTS, WHETHER RECORDED OR UNRECORDED; (H) LIENS AND OTHER MATTERS OF TITLE OVER WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) IS


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WILLING TO INSURE OVER WITHOUT COST TO PURCHASER; (I) EXISTING LEASES AND TENANCIES.

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, 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.

~~STRIKE 2 OF 3~~

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- ~~1. THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.~~
 2. THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.
 - ~~3. THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM~~

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