

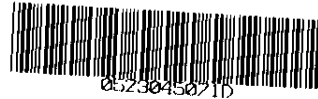
UNOFFICIAL COPY

WARRANTY DEED

GRANTOR(S):

JACQUELINE CALDWELL,
a married women,

PRESENTLY RESIDING AT:
3857 N. Oketo
Chicago, IL 60634



Doc#: 0523045071 Fee: \$28.50
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/18/2005 11:11 AM Pg: 1 of 3

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

URSZULA KOPICZKO, an unmarried person and RYSZARD KOPICZKO, a married person as joint tenants
the following described Real Estate situated in the State of Illinois, to wit: not as tenants in common

P.I.N.: 12-11-310-009-0000 (UNDERLYING PIN)

PROPERTY ADDRESS: 5101 N. East River Road, Section 2, Unit 2K, Chicago, IL 60656

LEGAL DESCRIPTION: SEE ATTACHED LEGAL DESCRIPTION MARKED AS EXHIBIT "A"

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.

THIS DEED IS SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING, APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

City of Chicago

Real Estate

Dept. of Revenue

Transfer Stamp

393332

\$1,065.00

08/17/2005 10:37 Batch 11876 37



COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 17.05

REVENUE STAMP

0000168791

REAL ESTATE
TRANSFER TAX

0007100

FP326670

STATE OF ILLINOIS

STATE TAX



AUG. 17.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000085093

REAL ESTATE
TRANSFER TAX

0014200

FP326669

A05-0456EPC

3

UNOFFICIAL COPY

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

DATED this 11th day of August, 2005.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE SPOUSE OF THE GRANTOR.

Jacqueline Caldwell
JACQUELINE CALDWELL

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JACQUELINE CALDWELL personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, this 11^m day of August, 2005



Marybeth Hansen-Miller
Notary Public

Prepared by: WALDEMAR WYSZYNSKI, Attorney at Law, 15 N. Northwest Hwy., Park Ridge, IL 60068

Return to:

Urszula Kopiczko
5101 N. East River Rd #2K
Chicago, IL 60656

Send Subsequent Tax Bill To:

Urszula Kopiczko
5101 N. East River Rd. #2K
Chicago, IL 60656



UNOFFICIAL COPY**EXHIBIT "A"**

UNIT NUMBER 2K IN THE 5101 EAST RIVER ROAD SECTION 2 CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE WEST 60.11 FEET OF THE EAST 120.22 FEET (BOTH DIMENSIONS AS MEASURED ON THE NORTH AND SOUTH LINES) OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 11, SAID POINT BEING 660.0 FEET SOUTH OF THE NORTHWEST CORNER OF THE WEST ½ OF THE SOUTHWEST ¼ OF SECTION 11 (AS MEASURED ON THE WEST LINE THEREOF); THENCE EAST PARALLEL WITH THE NORTH LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 11, 287.22 FEET; THENCE NORTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE 136.94 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE WEST ½ OF THE SOUTHWEST ¼, 283.06 FEET TO THE WEST LINE OF THE WEST ½ OF THE SOUTHWEST ¼ OF SAID SECTION 11; THENCE SOUTH ALONG SAID WEST LINE 137.00 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS NUMBER 0511845071 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR HEREBY GRANTS AND ASSIGNS TO GRANTEE THE EXCLUSIVE USE OF PARKING SPACE NUMBER P-2K AND STORAGE SPACE NUMBER S-1, LIMITED COMMON ELEMENTS AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM.

THE TENANT OF THE UNIT HAS: (CHECK ONE)

- WAIVED THE RIGHT TO EXERCISE THE RIGHT OF FIRST REFUSAL
 FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL
 HAD NO RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT BECAUSE THE UNIT WAS VACANT

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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.