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0523814064D

Doc#: 0523814064 Fee: \$28.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 08/26/2005 08:49 AM Pg: 1 of 3

891177

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 825
Chicago, IL 60602
312-849-4243

SPECIAL WARRANTY DEED

3

LEGAL DESCRIPTION

Unit 2108-4 together with its undivided percentage interest in the common elements in Dickens Condominium, as delineated and defined in the Declaration recorded as document number 0520734006, in the East 1/2 of the Northeast 1/4 of Section 35, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 2108 North Spaulding
Condo 4
Chicago IL 60647

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Special Warranty Deed

This indenture, made this 21st day of July, 2005, between Bakjo LLC, a limited liability company duly incorporated and authorized to conduct business in the State of Illinois, party of the first part, and **Lech Dadej** and **Alina Sowinska**, husband and wife, the 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 not in tenancy in common and not in tenancy by the entirety but in JOINT TENANCY, 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. 13-35-224-032-0000 (affects underlying land)

Address of Real Estate: 2108-4 North Spaulding Avenue,
Unit 2108-4, 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 or as reflected in the public record of the County of Cook; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND 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 Dickens Condominium recorded as document number 0520734006 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for the Dickens Condominium; (e) The Illinois Condominium Property Act; and (f) Acts done or suffered by Grantee.

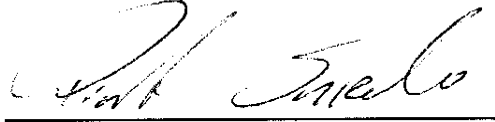
Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

CITY OF CHICAGO		REAL ESTATE TRANSFER TAX
CITY TAX	 AUG-18-05	0097500
REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000015341	FP 102807

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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.

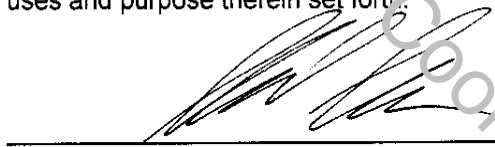
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.


Bakjo LLC

July 21, 2005

State of Illinois)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Sniezko 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 Bakjo LLC in the capacity as a Sole Member, for uses and purpose therein set forth.



July 21, 2005



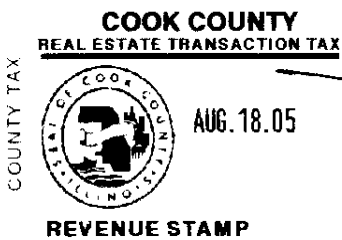
Notary Public

After recording mail to:

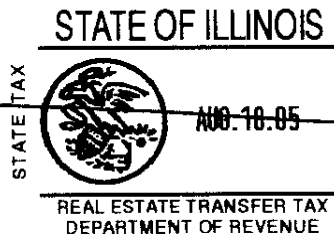
Lech Dadej & Alina Sowinska
2110 N. Spaulding Ave, Unit 2110-4
Chicago, IL 60647

Mail subsequent tax bills to:

Lech Dadej & Alina Sowinska
2110 N. Spaulding Ave, Unit 2110-4
Chicago, IL 60647



REAL ESTATE TRANSFER TAX
00065.00
FP 1028 10



REAL ESTATE TRANSFER TAX
00130.00
FP 102804