

UNOFFICIAL COPY

Special Warranty Deed



Doc#: 0524416016 Fee: \$50.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/01/2005 08:50 AM Pg: 1 of 3

636937

1 et 2

This indenture, made this 5th day of August, 2005, between **Viktoria Builders Co.**, an Illinois corporation, party of the first part, and **Draga Kuljanin & Djordje Kuljanin**, not as tenants in common, but as joint tenants, 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:

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ERHS

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

P.I.N. # 12-11-114-003-0000

Common Address: 5231 N. Oakview, Apt 3W, Chicago, IL 60656

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 premise 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 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 5231 Oakview Condominium recorded on March 22, 2005, as document number 0508127004 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for the 5231 Oakview 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.

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Suite 625
Chicago, IL 60602
312-849-4243

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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.

TARAS KACHOR

August 5, 2005

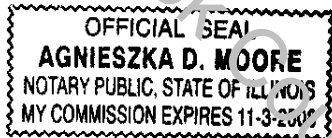
Viktoria Builders Co.
By: Taras Kachor, President

State of Illinois)
)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Taras Kachor personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons and acknowledged that he signed and delivered the said instrument in the capacity of the President of Viktoria Builders Co. as his free and voluntary act for uses and purpose therein set forth.

Agnieszka D. Moore
Notary Public

August 5, 2005

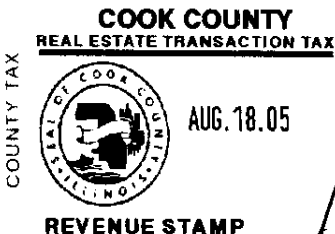


After recording mail to:
~~Draga Kuljanin & Djordje Kuljanin~~
5231 N. Oakview, Unit # 3W
Chicago, IL 60656

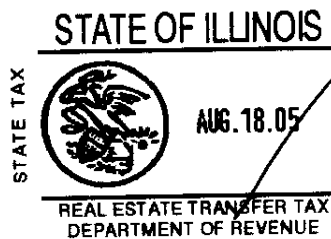
Mail subsequent tax bills to:
Draga Kuljanin & Djordje Kuljanin
5231 N. Oakview, Unit # 3W
Chicago, IL 60656

MILAN TRIFKOVICH
Attorney at Law
5153 N. Clark St.
Suite 327
Chicago, IL 60640

Document Prepared by:
Loza Law Offices P.C.
1701 E. Woodfield Road
Suite 541
Schaumburg, IL 60173
Tel. 847-805-0990



REAL ESTATE TRANSFER TAX
0010950
FP 102810



REAL ESTATE TRANSFER TAX
0021900
FP 102804

File Number: TM182150

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LEGAL DESCRIPTION

Unit 3W together with its undivided percentage interest in the common elements in 5231 Oakview Condominium, as delineated and defined in the Declaration recorded as document number 0508127004, in the Northwest 1/4 of Section 11, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 5231 North Oakview Street
Apartment 3W
Chicago IL 60656

Property of Cook County Clerk's Office