

UNOFFICIAL COPY

Prepared by: **JESS E. FORREST**
1400 RENAISSANCE DRIVE, SUITE 203
PARK RIDGE, IL 60068

Return to: LORRAINE GORR
2542 N. 75TH COURT, # 1
ELMWOOD PARK, IL 60707

Future Taxes to Grantee's Address
OR to:



Doc#: **0524545042** Fee: \$26.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/02/2005 07:44 AM Pg: 1 of 2

WARRANTY DEED

(Joint Tenancy)

The Grantor(s) **BARTLOMIEJ PRZYJEMSKI**, divorced not since remarried

(The above space for Recorder's use only)

of the VILLAGE of ELMWOOD, County of COOK State of ILLINOIS
for and in consideration of TEN Dollars and other good and valuable consideration, in hand paid, convey(s)
and warrants to LORRAINE GORR

whose address is 2641 N. 73RD COURT of the VILLAGE of ELMWOOD PARK,
County of COOK State of IL all interest in the following described
real estate situated in the County of COOK, in the State of Illinois to wit:

AS PER ATTACHED :



hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index 12-25-416-012-0000
Property Address: 2542 N. 75TH COURT, UNIT # 1, ELMWOOD PARK, IL 60707

Dated this 2nd day of AUGUST, 2005

BARTLOMIEJ PRZYJEMSKI

STATE OF ILLINOIS

STATE TAX



AUG. 31. 05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0029000
0020324971
EP 326660

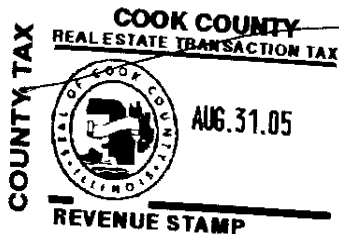
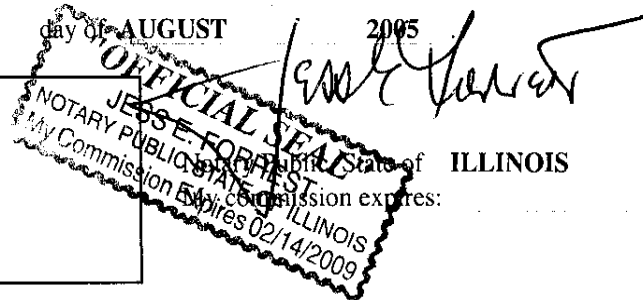
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that

BARTLOMIEJ PRZYJEMSKI, divorced not since remarried

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instruments as his 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 Notarial Seal this 2nd day of AUGUST, 2005



REAL ESTATE TRANSFER TAX
0014500
FP326670

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

UNIT 1 IN THE 2542 N. 75TH COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0517239000 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE # 1 AND PARKING SPACE # G-1 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0517239000

P.I.N.:12-25-416-012-0000

COMMONLY KNOWN AS: UNIT NO. 1
2542 N. 75TH COURT , ELMWOOD PARK , IL 60707

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 AFORESAID 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.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL .

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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.