

# UNOFFICIAL COPY

**Document Prepared By:**

Elizabeth D. Jensen  
Field and Goldberg, LLC  
10 South LaSalle Street  
Suite 2910  
Chicago, IL 60603



Doc#: 0525535195 Fee: \$30.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 09/12/2005 08:49 AM Pg: 1 of 4

**Mail Recorded Deed To:**

Cherie Thompson  
19 S. LaSalle Street, Suite 302  
Chicago, IL 60603

**Mail Tax Bills To:**

Melissa Cipra  
909 W. Washington. #401  
Chicago, IL 60607

## SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH that Russ Walk and Christina Guziec, tenants in common, of Chicago, Illinois, ("Grantor") REMISE, RELEASE, ALIEN AND CONVEY unto Melissa Cipra, a single person, ("Grantee") her successors and assigns, whose address is 828 Whissletree Drive, Chesterton, Indiana for and in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which is hereby acknowledged, by these presents, all the following described real estate situated in the County of Cook, State of Illinois known and described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

Address of Property: 909 West Washington, Unit 401 and P-44  
Chicago, Illinois 60607

Permanent Index Number: 17-08-448-001-0000

TO HAVE AND TO HOLD the Property to Grantee and Grantee's successors and assigns forever. Grantor covenants and warrants that said Property is free of any encumbrance made or suffered by Grantor except as listed on Exhibit "A" attached hereto, and that Grantor and Grantor's successors shall warrant and defend the same to said Grantee and said Grantee's successors and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under the said Grantor, but against none other, except as aforesaid.

THIS IS NOT HOMESTEAD PROPERTY


4

BOX 334 CTI  
1st 2 50-P MK CTI  
1538074

BOX 334 CTI


# UNOFFICIAL COPY

Property of Cook County Clerk's Office

**STATE OF ILLINOIS**  
 STATE TAX  
  
 AUG. 31. 05  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE


# 0000010355

REAL ESTATE TRANSFER TAX
00275.00
FP 103032

**COOK COUNTY**  
 COUNTY TAX  
 REAL ESTATE TRANSACTION TAX  
  
 AUG. 31. 05  
 REAL ESTATE TRANSFER TAX  
 REVENUE STAMP

# 0000010439

REAL ESTATE TRANSFER TAX
00137.50
FP 103034

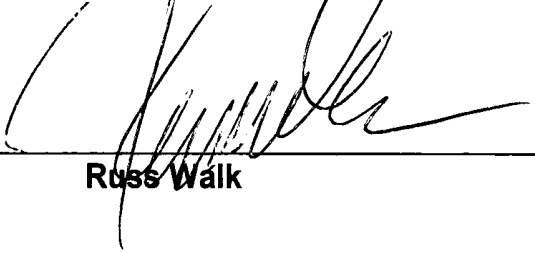
**CITY OF CHICAGO**  
 CITY TAX  
  
 AUG. 31. 05  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000003445

REAL ESTATE TRANSFER TAX
02662.50
FP 103033

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed as of the 29th day of July, 2005.

  
\_\_\_\_\_  
Russ Walk

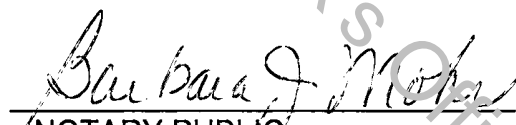
  
\_\_\_\_\_  
Christina Guziec

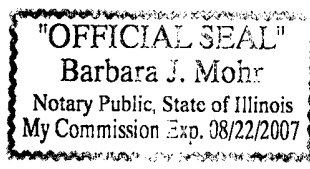
Property of Cook County Clerk's Office

STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )  
  ) *liak*

I, the undersigned, a Notary Public, in and for the County and State aforesaid, Do HEREBY CERTIFY, that Russ Walk and Christina Guziec, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of July, 2005.

Commission expires \_\_\_\_\_   
NOTARY PUBLIC



# UNOFFICIAL COPY

## EXHIBIT "A"

UNIT NUMBER 401 AND P-44 IN THE 909 WASHINGTON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 TO 10 INCLUSIVE IN S. F. GALE'S SUBDIVISION OF BLOCK 52 IN CARPENTER'S ADDITION TO CHICAGO, IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PREMISES LOCATED AT WASHINGTON, PEORIA AND SANGAMON IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 28, 2005 AS DOCUMENT NUMBER 0511834119; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

Subject To: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property *and so long as they do not provide for forfeiture or reversion in the event of a breach. JW*

Property of Cook County Clerk's Office