

# UNOFFICIAL COPY

## WARRANTY DEED Corporation to Individual



0532102252

Doc#: 0532102252 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/17/2005 01:58 PM Pg: 1 of 3

This agreement, made this 4<sup>th</sup>  
day of October, 2005, between  
DIVERSEY-MONITOR LLC, a  
Limited Liability Company created  
and existing under and by virtue of  
the laws of the State of Illinois and  
duly authorized to transact business  
in the State of Illinois, party of the  
first part, and

JOZEF IGNACIK

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the MEMBERS of said Limited Liability Company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to JOZEF IGNACIK, heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit:

MARQUIS TITLE

#6509178

AS PER ATTACHED LEGAL DESCRIPTION

Property address: 1653-55 N. FAIRFIELD, UNIT # 103, CHICAGO, IL 60647  
Permanent Index Number: 13-36-426-002 AND 13-36-426-003

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2005 and subsequent years.

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 JOZEF IGNACIK heirs and assigns forever.

City of Chicago  
Dept. of Revenue

404540



Real Estate  
Transfer Stamp

\$1,312.50

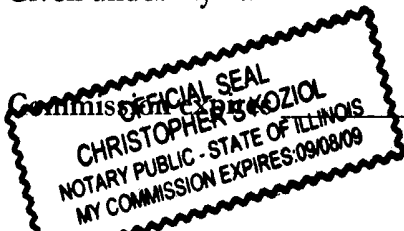
11/10/2005 11:32 Batch 02240 7

**UNOFFICIAL COPY****DIVERSEY-MONITOR LLC.**

Name of Limited Liability Company

By [Signature] (SEAL)  
**JERRY CZERWIK** Its MemberBy [Signature] (SEAL)  
**MARK PREDKI**- Its Member

State of Illinois, County of Cook ss. I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JERRY CZERWIK AND MARK PREDKI personally known to me to be the MEMBERS OF DIVERSEY-MONITOR, LLC, and personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such members, they signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Members of said Company as his free and voluntary act, and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 4 day of Dec, 2005[Signature]  
NOTARY PUBLIC

This instrument prepared by CHRISTOPHER S. KOZIOL 5710 N. NORTHWEST HWY., CHICAGO, IL 60646

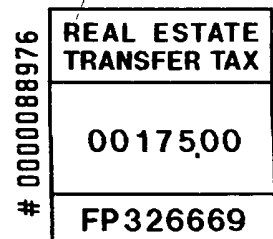
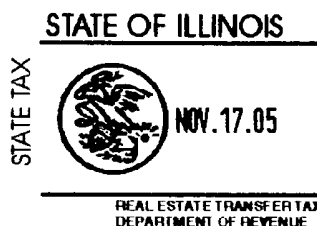
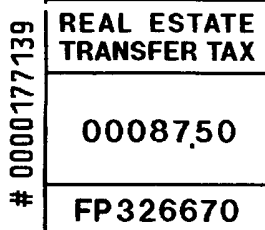
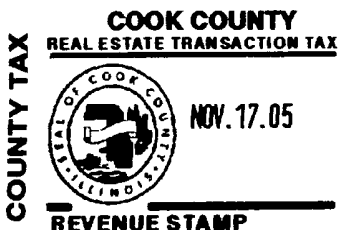
MAIL TO:

CHRIS KOZIOL  
5710 N. Northwest Hwy  
Chicago IL 60646

SEND SUBSEQUENT TAX BILLS TO:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Recorder's Office Box No. \_\_\_\_\_



# UNOFFICIAL COPY

UNIT 103 IN FAIRFIELD COMMONS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 45 AND 46 HOSMER AND ROGER'S SUBDIVISION OF BLOCK 7 IN BORDON'S SUBDIVISION OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0430027022, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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.

THE TENANT OF THE UNIT 103 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.