



Doc#: 0534255153 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2005 12:01 PM Pg: 1 of 5

SPECIAL WARRANTY DEED  
Joint Tenancy  
THIS INDENTURE, made  
this 1st day of  
September, 2005,  
between Concord Homes,  
Inc, a corporation  
created and existing  
under and by  
virtue of the laws of  
the State of Delaware  
and duly authorized to  
transact business in  
the State of Illinois,  
party of the first part,

Above for recorders use only

and Zbigniew Wrobel & Arthur G. Wrobel  
10234 Concord Lane, Unit D, Bridgeview, Illinois  
(NAME AND ADDRESS OF GRANTEE)

party of the second part, not in tenancy in common, but in joint  
tenancy, WITNESSETH, that the party of the first part, for and in  
consideration of the sum of Ten and 00/100 (\$10.00) Dollars and  
good and valuable consideration in hand paid by the party of the  
second part, the receipt whereof is hereby acknowledged, and  
pursuant to authority of the Board of Directors of the first  
part, by these presents does DEMISE, RELEASE, ALIEN AND CONVEY  
unto the party of the second part, not in tenancy in common, but  
in joint tenancy, and to their heirs and assigns, FOREVER, all  
the following described real estate, situated in the County of  
Cook and State of Illinois known and described as follows, to  
wit:

as more fully described in Exhibit A attached hereto

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, 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, 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 incumbered  
or charged, except as herein recited; and that it WILL WARRANT  
AND DEFEND the said premises, against all persons lawfully  
claiming, or to claim the same, by, through or under it, subject  
to:

NAT 395 273

5+

# UNOFFICIAL COPY

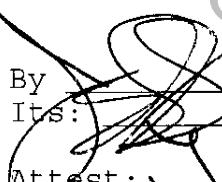

General real estate taxes for the current year not then due and for subsequent years, including taxes which may accrue by reason of new or additional improvements during the year of Closing, special taxes or assessments for improvements not yet completed; easements, covenants, restrictions, agreements conditions and building lines of record and party wall rights and building lines of record; the Illinois Condominium Property Act; the Plat; terms, provisions and conditions of the Declaration of Condominium Ownership for Bridgeview Place, including all amendments and exhibits thereto: applicable zoning and building laws and ordinances; easements, if any; unrecorded public utility easements, if any; Purchaser's mortgage, if any: plats of dedication and plats of subdivision and covenants thereon; acts done or suffered by or judgements against Purchaser, or anyone claiming under Purchaser; drainage ditches, tiles and laterals, if any; No Further Remediation Letter, recorded in Cook County, Illinois, as document 0504549062: and liens and other matters of title over which the title company is willing to insure at no cost to party of the second part.

Permanent Real Estate Index Number(s): 23-12-400-022

Address(es) of real estate: 10234 Concord Lane, Unit D  
Bridgeview, Illinois 60455

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its \_\_\_\_\_ President, and attested by its Asst. Secretary, the day and year first above written.

Concord Homes, Inc., a Delaware corporation

By  \_\_\_\_\_  
Its: \_\_\_\_\_ President  
Attest:  \_\_\_\_\_  
Asst. Secretary

This instrument was prepared by Brian Meltzer,  
1515 E. Woodfield Rd, Suite 250, Schaumburg, Illinois 60173  
(NAME AND ADDRESS)

-----  
SEND SUBSEQUENT TAX BILLS TO:  

<u>Arthur G. Wroblek</u> (Name)	<u>Arthur G. Wroblek</u> (Name)
Mail <u>4528 S Kedzie</u> To: _____ (Address)	<u>4528 S Kedzie</u> _____ (Address)
<u>Chicago IL 60632</u> (City, State and Zip)	<u>Chicago IL 60632</u> (City, State and Zip)

OR RECORDER'S OFFICE BOX NO \_\_\_\_\_

# UNOFFICIAL COPY

STATE OF Illinois }

COUNTY OF \_\_\_\_\_ }

I Michelle A. Brown a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jim Vanderploeg personally known to me to be the President of Concord Homes, Inc. (Corporation) and Tammy Albright, personally known to me to be the Assistant Secretary of the Corporation, and 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 severally acknowledged that as such President and Assistant Secretary, they signed and delivered the said instrument and caused the corporate seal of the Corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of the managing member of said company as their free and voluntary act, and as the 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 1st day of September, 2005.

Notary Public

Commission expires Michelle A.

**OFFICIAL SEAL**  
 Michelle A. Brown  
 Notary Public, State of Illinois  
 My Commission Expires 09/22/08

Brown

# UNOFFICIAL COPY

## EXHIBIT A

Title company to affix their legal here:

The party of the first part also hereby grants to the party of the second part 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 Ownership for Concord Commons Condominium ("Declaration") aforesaid, and the party of the first part reserves to itself its successors and assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

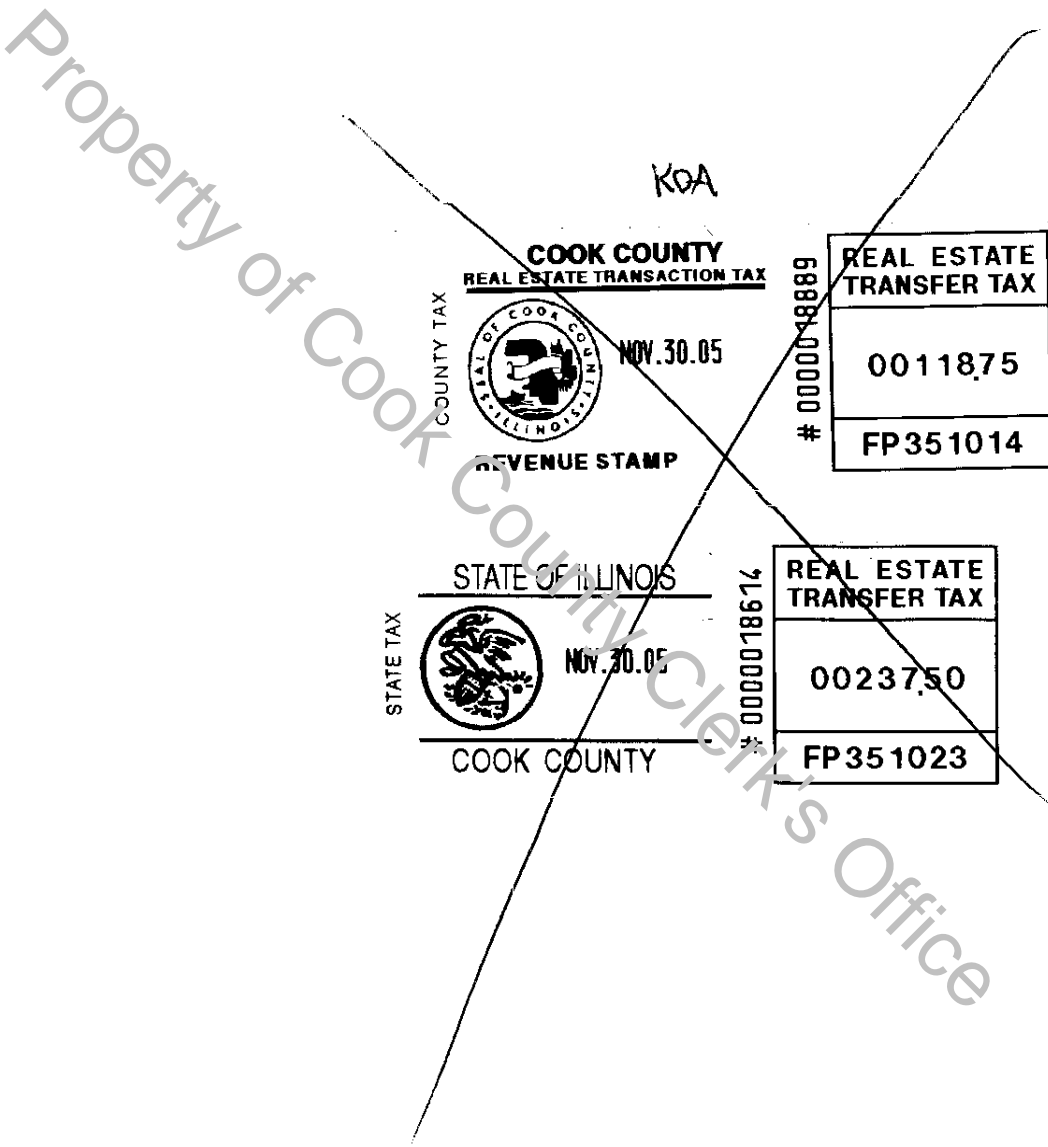
This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in the Declaration the same as though the provisions of the Declaration were recited and stipulated at length herein.

PERMANENT INDEX NUMBERS: Part of

# UNOFFICIAL COPY

DWELLING UNIT 1-4-714 IN BRIDGEVIEW PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOT 6, 7, 8, AND 11 IN BRIDGEVIEW PLACE UNIT 1, BEING A PLANNED UNIT DEVELOPMENT IN SECTION 12, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 15, 2005 AS DOCUMENT 0516603081, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR BRIDGEVIEW PLACE CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 0527212307 IN COOK COUNTY, ILLINOIS; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.



KDA

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**

COUNTY TAX



NOV. 30.05

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0011875
FP351014

# 0000018889

STATE OF ILLINOIS

STATE TAX



NOV. 30.05

COOK COUNTY

REAL ESTATE TRANSFER TAX
0023750
FP351023

# 0000018614