

# UNOFFICIAL COPY



Doc#: 0604020214 Fee: \$32.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/09/2006 01:51 PM Pg: 1 of 5

I, THE UNDERSIGNED  
of First American Title Company do  
hereby certify that the Special Warranty Deed  
dated 7/27/05, made between  
The Crossings at Franklin Station LLC

and  
Greg Koziol & Anna Koziol

was present to First American Title  
Company for Recordation. Further That said Sp War. Deed has been lost and  
the attached is a true and correct copy of the original document.

  
\_\_\_\_\_  
Signature

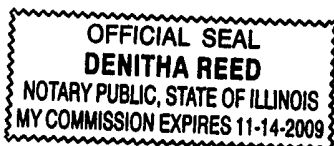
State of Illinois  
County of COOK

I, the undersigned, a Notary Public in and for said county in the state of  
Illinois, certify that THE ABOVE SIGNED of First American Title  
Company personally known to me to be the same person whose name is  
personally known to me to be the same person whose name is subscribed  
and sworn to in the foregoing instrument, appeared before me this date in  
person and acknowledged that he/she signed and delivered the said  
instrument as his/her own free and voluntary act for the use and purpose  
therein set forth.

Given under my hand and seal this 2nd Day of Feb, 20 06

  
\_\_\_\_\_  
Notary Public

Commission Expiration Date:



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IS A COPY OF THE ORIGINAL  
FIRST AMERICAN TITLE INS. CO.

BY \_\_\_\_\_

**SPECIAL WARRANTY DEED**

Prepared by:

Jeffrey A. Richman, Esq.  
Equity Client Services, LLC  
303 West Madison, Suite 1000  
Chicago, IL 60606

After Recording, Mail To:

Greg Kozjol  
1654 Illinois St. 60018  
Des Plaines IL

On this date July 27, 2005, Know All Men By These Presents That The Crossings at Franklin Station LLC, an Illinois limited liability company (the "Grantor"), for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) in cash and other good and valuable consideration, in hand paid by Greg Kozjol & Anna Kozjol, whether one or more, (the "Grantee") who resides at 1654 Illinois St. Des Plaines IL to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED, BARGAINED, SOLD, and CONVEYED and by these presents does GRANT BARGAIN, SELL, and CONVEY unto Grantee the following described property, to-wit:

*husband & wife, as tenants by the entirety*

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION



The stamp provided pursuant to Section 7-103.4 A (2) of the Franklin Park Village Code governing review of documents. PS

First American Title

Order # 1129547

Commonly known as: 7-28-05 Unit(s) 609, 9670 Franklin Avenue, Franklin Park, Illinois 60131

P.I.N.: Not Divided; part of 12-28-206-002, 12-28-206-003, 12-28-206-004, 12-28-206-005, 12-28-206-006, ~~12-28-206-007, 12-28-206-008, 12-28-206-009, 12-28-206-010, 12-28-206-011, 12-28-206-012 and 12-28-206-013~~

(the "Property") subject to the matters listed on Exhibit "B," attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding, and enforceable against the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship nor as Tenants In Common subject to the Permitted Encumbrances, unto Grantee, its successors, heirs, legal representatives, administrators, and assigns, FOREVER; and the Grantor hereby does bind itself, its successors, and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any wise belonging, unto Grantee, its successors, legal representatives,

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and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to the Permitted Exceptions.

THE CROSSINGS AT FRANKLIN STATION LLC,  
an Illinois limited liability company

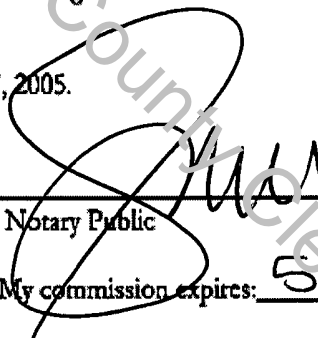
By:   
authorized signatory

STATE OF ILLINOIS        )  
                                      )  
COUNTY OF COOK        )

The undersigned, a Notary Public in and for said County and State, does hereby certify that David Dipardo of The Crossings at Franklin Station LLC, an Illinois limited liability company, is personally known to me to be the same person whose name is subscribed to the foregoing instrument as such and appeared before me this day in person and acknowledged that he signed, sealed and delivered said instrument as his free and voluntary act, and as the free and voluntary act of said The Crossings at Franklin Station LLC for the uses and purposes therein set forth.

GIVEN under my hand and official on July 27, 2005.

OFFICIAL SEAL  
ANJANETTE MARIE TORTORICI  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES: 05-15-07

  
Notary Public  
My commission expires: 5/15/07

Mail TAX Bills to  
↓  
Meg Koziel  
9670 Franklin Ave.  
Franklin Park, IL  
60131

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## EXHIBIT A

UNIT NO. 609, IN THE CROSSINGS AT FRANKLIN STATION CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1, IN THE CROSSINGS AT FRANKLIN STATION CONSOLIDATION, BEING A RESUBDIVISION OF THAT PART OF LOT 6 THROUGH 19 AND LOT D INCLUSIVE, LYING NORTHWESTERLY OF A LINE PERPENDICULAR TO FRANKLIN AVENUE COMMENCING 317.90 FEET SOUTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 6, IN BLOCK 1 IN THE FIRST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF FRANKLIN PARK, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 30, 2005, AS DOCUMENT NO. 0518127119, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.


THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NUMBER P-6, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-39 and PS-6 LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

GRANTOR ALSO HEREBY GRANTS TO GRANTEES AND GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS 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 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.

STATE TAX

**STATE OF ILLINOIS**



FEB.-7.06


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000022823

REAL ESTATE TRANSFER TAX
0021050
FP 103027

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



FEB.-7.06

REVENUE STAMP

# 0000023028

REAL ESTATE TRANSFER TAX
0010525
FP 103028

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## EXHIBIT B

### Permitted Exceptions

- (1) current non-delinquent real estate taxes and taxes for subsequent years;
- (2) the Illinois Condominium Property Act;
- (3) the Declaration of Condominium;
- (4) Declaration of Easements, Restrictions and Covenants.
- (5) applicable zoning, planned unit development and building laws, ordinances and restrictions;
- (6) leases and licenses affecting the Common Elements;
- (7) public and utility easements; including easements for public utilities in any portion of alley vacated by document 0599034143
- (8) matters insured over by First American Title Insurance Company;
- (9) Acts done or suffered by Grantee.