



0604742025

SPECIAL WARRANTY DEED
Statutory (ILLINOIS)
(Company to Individual)

Doc#: 0604742025 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 02/16/2006 08:54 AM Pg: 1 of 3

13

GRANTOR(S),
2100 N. CENTRAL PARK, INC.
a corporation created and existing
under and by virtue of the laws of
State of Illinois, and duly authorized
to transact business in the State of Illinois
for and in consideration of Ten Dollars (\$10.00)
and other good and valuable consideration in
hand paid, CONVEY(S) and WARRANTY(S)
to the grantee(s).

PETER BABJAK

(The Above Space For Recorder's Use)

the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Unit 1 in the Gunnison Place Condominium as delineated on the Plat of Survey of the
following described parcel of real estate.

LOT 15 IN KLEINS SUBDIVISION OF THE SOUTH 1/2 OF LOT 30 IN JACKSONS
SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE WOUTHWEST 1/4 OF
SECTION 12, TOWNSHIP 40 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT
"D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS
DOCUMENT NO. 062310074 IN THE RECORDER'S OFFICE OF COOK
COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN
THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

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, unto the
Grantee, either in law or in 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 Grantee, its heirs and assigns forever.

There are no Tenants in the Unit with the right of first refusal.

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.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with
Grantee, his, her or their heirs and assigns, that it has not done or suffered to be done, anything whereby the

Handwritten initials/signature

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STATE OF ILLINOIS
 STATE TAX
 FEB. -8.06
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

000092822

REAL ESTATE TRANSFER TAX
0017500
FP 102808

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 COUNTY TAX
 FEB. -8.06
 REAL ESTATE TRANSFER TAX
 REVENUE STAMP

000092848

REAL ESTATE TRANSFER TAX
0008750
FP 102802

CITY OF CHICAGO
 CITY TAX
 FEB. -8.06
 REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

000008157

REAL ESTATE TRANSFER TAX
0131250
FP 102805

Property of Cook County Clerk's Office

UNOFFICIAL COPY

said premises hereby granted are, or may be in any manner incumbered or charged, except as herein recited; and that GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the Dwelling Unit or the Parking Unit, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration, including all amendments and exhibits attached thereto;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration;
9. Grantee's mortgage, and
10. Acts done or suffered by the Grantee

Permanent Real Estate Index Number(s): 13-12-315-002-0000
Address(es) of Real Estate: 3043 Gunnison, Chicago, Illinois 60625

IN WITNESS WHEREOF, Grantor has caused its name to be signed as of this 24 day of January, 2006

2100 N. Central Park, Inc.

By: Rita Zaslavsky
Rita Zaslavsky, President

Attest: Leo Zaslavsky
Leo Zaslavsky, Secretary

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Rita Zaslavsky, personally known to me to be the President of the corporation and Leo Zaslavsky, personally known to me to be the Secretary of said corporation, and, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument and caused the corporate seal to be affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as the free and voluntary act of the corporation, for the uses and purposes therein set forth.

Given under my hand and notary seal, this 24 day of January, 2006

NOTARY PUBLIC DAVID CHAIKEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 7-29-2009

Prepared By: David Chaiken, 111 W. Washington, #823, Chicago, Illinois 60602

Mail to: P. Babjak
4554 W. BARRY
CHICAGO, IL 60641

Send Subsequent Tax Bills To: SAMS