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SPECIAL WARRANTY DEED

Mail To: George J. Mata
5036 N. Lockwood, #5
Chicago, IL 60630

Doc#: 0606105033 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/02/2006 09:58 AM Pg: 1 of 4

Mail Tax Bills to: George J. Mata
5036 N. Lockwood,
Unit 5
Chicago, IL 60630

This Instrument was Prepared By:
James P. Pieczonka
7720 W. Touhy, Unit D
Chicago, IL 60631

This INDENTURE, made this 24th day of January, 2006, between **THOMAS JAMES BUILDERS, INC.** an Illinois Corporation and duly authorized to transact business in the State of Illinois as party of the first part, and to **GEORGE MATA** as parties of the second part of 6147 N. Newburg, Chicago, Illinois for and in consideration of the sum of Ten and no/100 dollars, and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the parties of the second part, each as to an undivided one-half interest as tenants in common and not as joint-tenants, and to their heirs, successors and/or assigns, FOREVER, all the following described real estate situated in Cook County, Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

PIN: 13-09-312-029-0000

Common Address: 5036 N. Lockwood, Unit 5, Chicago, Illinois 60630

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and revisions, 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 appurtenances, unto the party of the second part, its heirs, successors and/or assigns forever.

BOX 15

RECORDER TITLE 578980

YCB

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

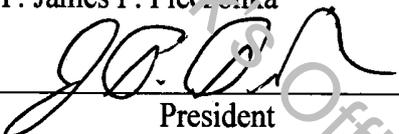
General real estate taxes for the year 2005 and subsequent years; easements, covenants and restrictions and building lines of record; applicable building laws or zoning provided the condominium and the unit are in compliance with the same, acts done or suffered by purchaser.

“Grantor also hereby grants to the Grantee(s), 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.

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.”

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 Secretary, the day and year first above written.

THOMAS JAMES BUILDERS, INC.
BY: James P. Pieczonka



President

ATTEST: 

James P. Pieczonka, Secretary

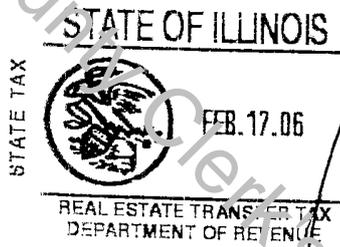
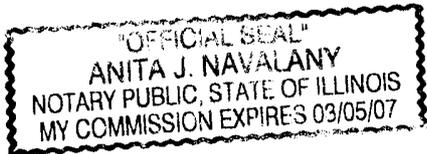
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State of Illinois)
) SS
County of Cook)

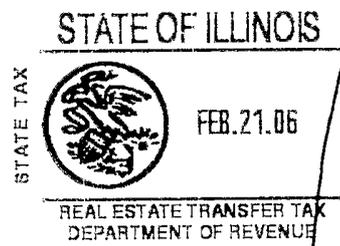
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES P. PIECZONKA, personally known to me to be the president of THOMAS JAMES BUILDERS, INC, an Illinois corporation, and JAMES P. PIECZONKA personally known to me to be the Secretary of said corporation, 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 JAMES P. PIECZONKA as president and JAMES P. PIECZONKA as secretary, signed, sealed and delivered said instrument as their free and voluntary act and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24th day of January, 2006.

My Commission expires: 3/5/07 Anita J. Navalany
NOTARY PUBLIC



REAL ESTATE TRANSFER TAX
0047000
FP 102809



REAL ESTATE TRANSFER TAX
0002500
FP 102809

0000032766
0000032769

UNOFFICIAL COPY**EXHIBIT "A"****Legal Description****Parcel 1:**

Unit Number 5 in The 5036 North Lockwood Condominium as delineated on a Survey of the following described tract of land:

Lot 12 in Block 17 in the Village of Jefferson, the said lot being situated in the Northeast ¼ of the Southwest ¼, South of the Indian Boundary Line of Section 09, Township 40 North, Range 13, East of the Third Principal Meridian, lying West of the Illinois Central Railroad in Cook County, Illinois;

which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 04 315 27142, together with its undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to use Parking Space(s) P-5 and P-6, Limited Common Elements as delineated on the Survey attached to the Declaration of Condominium.

Commonly Known As: 5036 N. Lockwood, Unit 5, Chicago, Illinois 60630.

PIN: 13-09-312-029-0000

