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2065-981/16 m.c. law



Doc#: 0606202016 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/03/2006 07:35 AM Pg: 1 of 3

**WARRANTY DEED**

ILLINOIS STATUTORY  
Corporation to Individual

**Mail to:**

A. Chas Kogut  
2590 E. Devon, Suite 101  
Des Plaines, Illinois 60018

**Name/Address of Taxpayer:**

Julia M. Bitner  
4962-64 North Milwaukee Avenue  
**Unit 4B**  
Chicago, Illinois 60630

RECORDER'S STAMP

The Grantor, **TOZON DEVELOPERS, INC.**, a corporation organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS to:**

**JULIA M. BITNER**

any and all right, title, and interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

See legal description and subject to provisions  
attached hereto as Exhibit "A" and made a part hereof

Commonly Known as: **Unit 4B**  
**4962-64 N. Milwaukee Avenue, Chicago, Illinois 60630**

Permanent Index No.'s (undivided) 13-09-318-037-0000; and 13-09-318-038-0000

Dated this 28 day of February, 2006.

M.G.R. TITLE

**Tozon Developers, Inc.,**  
an Illinois corporation

By: X Jaroslav Bizon  
Jaroslav Bizon, Its President

Attest: [Signature]  
X  
Piotr Tokarz, Its Secretary

City of Chicago  
Dept. of Revenue  
422263  
03/01/2006 12:11 Batch 02295 11



Real Estate  
Transfer Stamp  
\$2,253.75

STATE OF ILLINOIS  
STATE TAX  
MAR.-1.06  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE  
TRANSFER TAX  
# 0000092078  
0030050  
FP 326669

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State of Illinois )  
 ) SS.  
 County of Cook )

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that Jaroslaw Bizon and Piotr Tokarz, President and Secretary, respectively, of **Tozon Developers, Inc.**, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such President and Secretary, respectively, appeared before me this day in person, and acknowledged that they signed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 28<sup>th</sup> day of February, 2006.

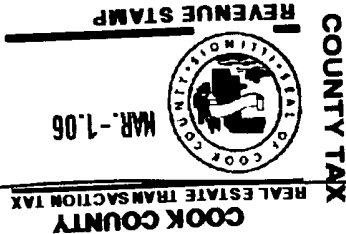


*John E. Lovestrand*  
 Notary Public  
 My commission expires: 9-4-2006

This instrument prepared by John E. Lovestrand  
 PALMISANO & LOVESTRAND  
 19 South LaSalle Street  
 Suite 900  
 Chicago, Illinois 60603

FP326670
0015025
REAL ESTATE TRANSFER TAX

# 0000184067



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## EXHIBIT "A"

### Parcel 1:

**Unit 4B** in the **4962 N. MILWAUKEE CONDOMINIUMS** as delineated on a survey of the following described property:

**Lot 6 in Block 45 in the Village of Jefferson, a subdivision of part of Sections 8 and 9 and 16, Township 40 North, Range 13, East of the Third Principal Meridian, according to the Plat recorded March 29, 1855, in Book 85 of Plats, page 101, and re-recorded September 27, 1873, as Document Number 128220, in Book 6 of Plats, page 27, in Cook County, Illinois,**

which survey is attached to the Declaration of Condominium recorded as Document No. **0535510057**, together with an undivided percentage interest in the Common Elements.

### Parcel 2:

The exclusive right to use Parking Space **G-1**, a limited common element as delineated on the survey attached to the aforementioned Declaration of Condominium recorded as Document No. **0535510057**.

P. I. N.'s (undivided) **13-09-318-037-0000**; and **13-09-318-038-0000**

ADDRESS: **Unit 4B, 4962-64 North Milwaukee Avenue, Chicago, Illinois 60630**

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, 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.

THERE IS NO RIGHT OF FIRST REFUSAL FOR THIS UNIT AS THIS IS A NEW CONSTRUCTION CONDOMINIUM AND THERE WAS NO TENANT.

### SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded; and
- (7) covenants, conditions, restrictions, encroachments and easements of record.