

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THIS INDENTURE WITNESSETH,

That the Grantor, **CENTRAL COMMONS, LLC**, an Illinois, limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State where the following describe real



Doc#: 0608805073 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/29/2006 10:21 AM Pg: 1 of 3

THE ABOVE SPACE FOR RECORDER'S USE ONLY

estate is located, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and pursuant to authority given by the manager of said limited liability company, hereby GRANTS, BARGAINS, SELLS and CONVEYS to ANNA SZLEMBARSKA, ("Grantee"), AN UNMARRIED WOMAN whose address is 3846 N MONITOR AVE CHICAGO IL 60634, the following described real estate, to-wit:

See Exhibit A attached hereto and made a part hereof.

The tenant has waived or failed to exercise the right of first refusal.

P.N.T.N.

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.

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.

SUBJECT TO: (1) real estate taxes not yet due and payable; (2) special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; (3) applicable zoning and building laws or ordinances and restrictions; (4) public, private and utility easements; (5) encroachments, covenants, conditions, restrictions, and agreements of record, provided none of the foregoing materially adversely affect Buyer's quiet use and enjoyment of the Premises as a residential condominium; (6) the Declaration and other condominium documents and any amendments and exhibits thereto; (7) the provisions of the Act; (8) acts done or suffered by Buyer, or anyone claiming by, through, or under Buyer; and (9) liens and other matters as to which the Title Insurer (as hereinafter defined) commits to insure Buyer against loss or damage.

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MAR 09 2006 IN WITNESS WHEREOF, Grantor has hereunto set its hand and seal this date:

CENTRAL COMMONS, LLC
an Illinois limited liability company

By: *[Signature]*
MACIEJ MALEWICZ

Its: Manager

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 Maciej Malewicz is the manager of CENTRAL COMMONS, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this date ~~7/27/06~~ MAR 9, 06

[Signature]
Notary Public

My commission expires



Send Subsequent Tax Bills to:

After Recording Mail to:

ANNA SZLEM BARSKA
5636 W. GOODMAN 2A
CHICAGO, ILL. 60630 →

This Instrument Was Prepared by:
Whose Address Is:

Douglas G. Shreffler
4653 N. Milwaukee Avenue, Chicago, IL 60630

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EXHIBIT "A"




LEGAL DESCRIPTION

UNIT NUMBER 2A AND PARKING SPACE P2 IN CENTRAL COMMONS
CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE
FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 30 IN BLOCK 58 IN VILLAGE OF JEFFERSON, IN SECTIONS 8, 9 AND 16,
TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS
EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH
2, 2006 AS DOCUMENT NO. 0606127093, TOGETHER WITH AN UNDIVIDED
PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER: 13-09-316-034-0000

ADDRESS OF PROPERTY: 5636 W. GOODMAN, UNIT 2A
CHICAGO, ILLINOIS 60630

<p>STATE TAX</p> <p>STATE OF ILLINOIS</p>  <p>MAR.22.06</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 8000021811</p> <p>REAL ESTATE TRANSFER TAX</p> <p>0018500</p> <p>FP 103021</p>
<p>COUNTY TAX</p> <p>COOK COUNTY REAL ESTATE TRANSACTION TAX</p>  <p>MAR.22.06</p> <p>REVENUE STAMP</p>	<p># 0000021811</p> <p>REAL ESTATE TRANSFER TAX</p> <p>0009250</p> <p>FP 103025</p>
<p>CITY TAX</p> <p>CITY OF CHICAGO</p>  <p>MAR.22.06</p> <p>REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE</p>	<p># 0000009723</p> <p>REAL ESTATE TRANSFER TAX</p> <p>0138750</p> <p>FP 103026</p>