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Doc#: 0609641110 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/06/2006 12:13 PM Pg: 1 of 3

2066502 tmn
WARRANTY DEED

ILLINOIS STATUTORY
Corporation to Individual

MERCURY TITLE COMPANY, L.L.C.

Mail to:

Jonathan A. Vold
Attorneys at Law
900 East Northwest Hwy
Mount Prospect, Illinois 60056

Name/Address of Taxpayer:

Cristian Bonfranceschi and Florencia ~~Bonfranceschi~~ ^{Fingolo}
4962-64 North Milwaukee Avenue
Unit 3A
Chicago, Illinois 60650

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:**

N.

CRISTIAN BONFRANCESCHI AND FLORENCIA ~~BONFRANCESCHI~~ ^{FINGOLO}, husband and wife, as **TENANTS BY THE ENTIRETY** and not as Tenants in Common and not as Joint Tenants, Unit 3A, 4962-64 N. Milwaukee Avenue, Chicago, Illinois 60630

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 3A**
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 4th day of April, 2006.

Tozon Developers, Inc.,
an Illinois corporation

By: X [Signature]
Jaroslaw Bizon, Its President

Attest:

X [Signature]
Piotr Tokarz, Its Secretary

M.G.R. TITLE

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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 4th day of April, 2006.

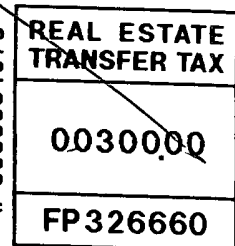
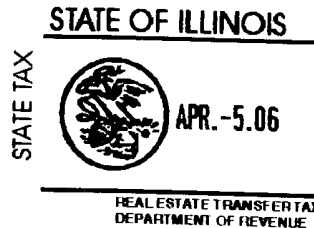
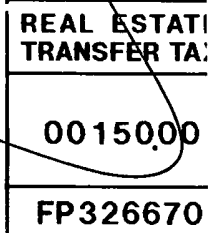
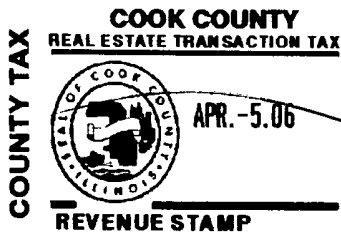


John E. Lovstrand
 Notary Public

My commission expires: 9-4-2006

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

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 427497 \$2,250.00
 04/05/2006 10:17 Batch 00771 67



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EXHIBIT "A"

Parcel 1:

Unit 3A 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 G4, 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 3A, 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.