

UNOFFICIAL COPY

Stewart Title of Illinois
2 North LaSalle # 625
Chicago, Illinois 60602
312-849-4243
STCIL 4/12/08



Doc#: 0611040121 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/20/2008 12:44 PM Pg: 1 of 4

**SPECIAL
WARRANTY
DEED**

Property of Cook County Clerk's Office

HCB

UNOFFICIAL COPY

Special Warranty Deed

471215

1 of 2

This indenture, made this 24th day of March, 2006, between MG Suneside Development LLC, a limited liability company duly incorporated and authorized to conduct business in the State of Illinois, party of the first part, and **Adam Dzwigon and Bozena A. Dzwigon**, husband and wife, not as tenants in common, and not as joint tenants, but as tenants by the entirety, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 10/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part individually and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

P.I.N. 13-26-312-033-0000 (affects underlying property)

Address of Real Estate: 3712 W. Wrightwood Avenue, Unit 2D, Chicago, IL 60647

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, 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 the appurtenances, unto the party of the second part, his, her, their heirs and assigns forever.

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, his, her, their heirs and 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 or as reflected in the public record of the County of Cook; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL DEFEND, subject to: (a) Real estate taxes for the current year not due and payable; (b) Easements or encroachments existing of record; (c) Governmental taxes or assessments for improvements not yet completed; (d) The Declaration of Condominium Ownership for 3706-12 Wrightwood Condominium recorded on March 15, 2005, as document number 0507439001 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for said condominium; (e) The Illinois Condominium Property Act; and (f) Acts done or suffered by Grantee.

Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

UNOFFICIAL COPY

STEWART TITLE

ALTA COMMITMENT

Schedule B - Exceptions Cont.

File Number: TM204457

Assoc. File No: MG Sunside 2D

GUARANTY COMPANY

HEREIN CALLED THE COMPANY

COMMITMENT - LEGAL DESCRIPTION

Unit 2-D together with its undivided percentage interest in the common elements in 3706-12 Wrightwood Condominium, as delineated and defined in the Declaration recorded as document number 05-07439001, in the Southeast quarter of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Andrzej Gaj
MG Suneside Development LLC

CITY OF CHICAGO



REAL ESTATE TRANSFER TAX
0177000
FP 102807

0008017954

State of Illinois)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Andrzej Gaj 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 on behalf of MG Suneside LLC in the capacity as the agent, for uses and purpose therein set forth.

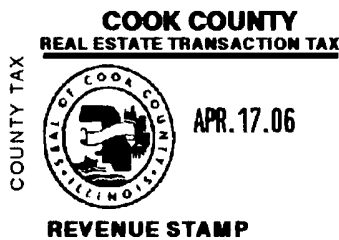
[Signature]
Notary Public

March 24th, 2006.



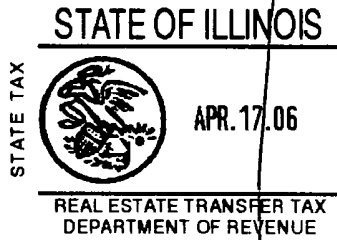
After recording mail to:
Adam Dzwigon
3706 W. Wrightwood Avenue,
Unit # 2D
Chicago, IL 60647

Mail subsequent tax bills to:
Adam Dzwigon
3706 W. Wrightwood Avenue,
Unit # 2D
Chicago, IL 60647



REAL ESTATE TRANSFER TAX
0011800
FP 102810

0000032653



REAL ESTATE TRANSFER TAX
0023600
FP 102804

0000032670