

UNOFFICIAL COPY



Doc#: 0612404278 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/04/2006 02:48 PM Pg: 1 of 3

**Special Warranty Deed**

467328  
1 of 3

This indenture, made this 20<sup>th</sup> day of March, 2006, between **2615 HARDING LLC** an Illinois limited liability company, party of the first part, and **Bogumil Pyrek**, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 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 LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

PIN: 13-26-308-012-0000 (affects underlying land)

Common Address: 2617 N. Harding Avenue Unit 2617-G, Chicago, IL 60618

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 premise 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; 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: (a) Real estate taxes for the current year not due and payable; (b) Existing easements and encroachments; (c) Covenants, restrictions, agreements, conditions and building lines of record; (d) Governmental taxes or assessments for improvements not yet completed; (e) The Declaration of Condominium Ownership for 2615 Harding Condominium recorded on March 1<sup>st</sup>, 2006, as document number 0606010010 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for 2615 Harding Condominium; (f) The Illinois Condominium Property Act; and (g) 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.

344

# UNOFFICIAL COPY

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.

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.

  
2615 HARDING LLC  
By: Mieczyslaw Gaj, Member.

March 27, 2006.

State of Illinois )  
County of Cook )

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mieczyslaw Gaj personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons and acknowledged that he signed and delivered the said instrument in the capacity as Member of the 2615 Harding LLC as his free and voluntary act for uses and purpose therein set forth.

  
Notary Public

March 27, 2006.



After recording mail to:  
**Bogumil Pyrek**  
2617 N. Harding Avenue  
Unit 2617-G  
Chicago, IL

Mail subsequent tax bills to:  
**Bogumil Pyrek**  
2617 N. Harding Avenue  
Unit 2617-G  
Chicago, IL

Document Prepared by:  
Loza Law Offices P.C.  
1701 E. Woodfield Road  
Suite 541  
Schaumburg, IL 60173  
Tel. 847-805-0990

**CITY OF CHICAGO**

CITY TAX



APR. 29. 06

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000018155

REAL ESTATE  
TRANSFER TAX

00787.50

FP 102807

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



APR. 29. 06

REVENUE STAMP

# 0000033012

REAL ESTATE  
TRANSFER TAX

00052.50

FP 102810

**STATE OF ILLINOIS**

STATE TAX



APR. 29. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000033029

REAL ESTATE  
TRANSFER TAX

00105.00

FP 102804

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### EXHIBIT "A"

**File No.: 467328**

Unit 2617-G together with its undivided percentage interest in the common elements in 2615 Harding Condominium, as delineated and defined in the Declaration recorded as document number 0606010010, in the west 1/2 of the southwest 1/4 of Section 26, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 13-26-308-012 (Volume number 355) (underlying pin)

Property of Cook County Clerk's Office