

UNOFFICIAL COPY

Special Warranty Deed

Statutory (Illinois)
Corporation to Individual

The GRANTOR, **1544 W. THOMAS, INC.**, an
Illinois corporation,

Doc#: 0615011155 Fee: \$26.00
Eugene "Gene" Moore RHP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2006 03:46 PM Pg: 1 of 2



a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

CHRISTOPHER WEIL and **JENNIFER FRY**, of 3454 N. Hoyne, #2, Chicago, Illinois 60618

not as Tenants in Common, but as JOINT TENANTS with rights of survivorship, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 1 in 1544 West Thomas Condominiums as delineated on a Survey of the following described real estate: Lot 35 in Block 2 in Page Brothers Subdivision of Block 15 and the Northwest 1/2 of Block 18 in Canal Trustee's Subdivision of the West 1/2 of Section 5, Township 39 North, Range 14, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0522039001, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-1 and S-1, limited common elements, as delineated on the Survey attached to the Declaration of Condominium aforesaid.

SUBJECT TO: General real estate taxes for 2006 and subsequent years.

Permanent Real Estate Index Number(s): 17-05-301-021-0000 (Affects underlying land)

Address(es) of Real Estate: 1544 W. Thomas St., Unit 1, Chicago, IL 60622

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.

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its President and Secretary, this 19th day of May, 2006.

1544 W. THOMAS, INC.

By: X *Andrij Yarymowych*
Andrij Yarymowych, Its President/Secretary

ATGF, INC.

1385154

20

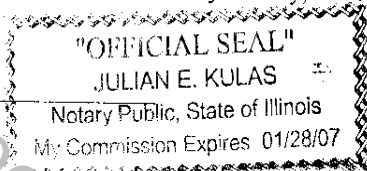
UNOFFICIAL COPY

State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANDRIJ YARYMOVYCH, personally known to me to be the President/Secretary of 1544 W. THOMAS, INC., 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 as such President/Secretary, he signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth

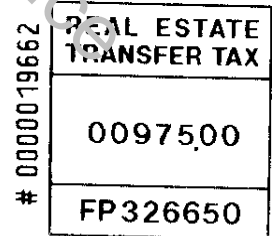
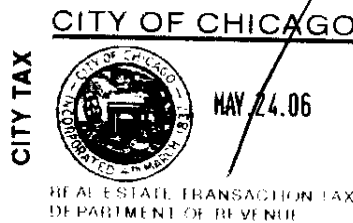
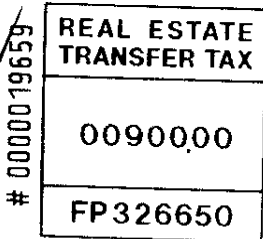
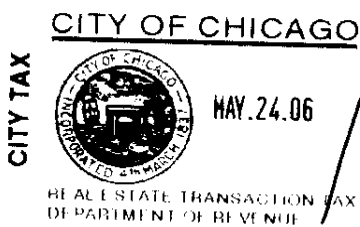
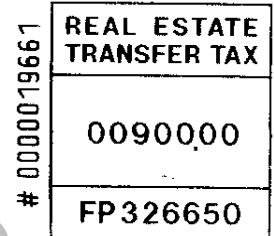
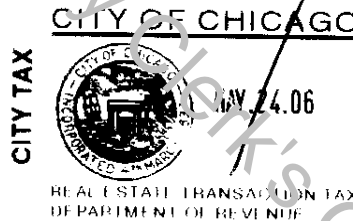
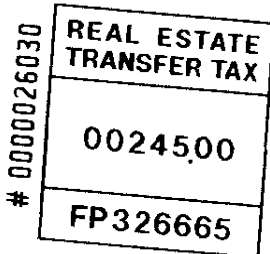
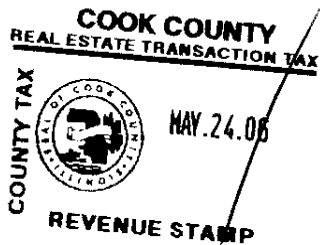
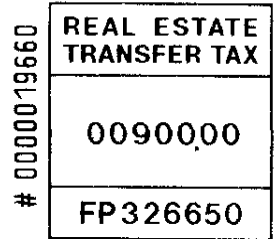
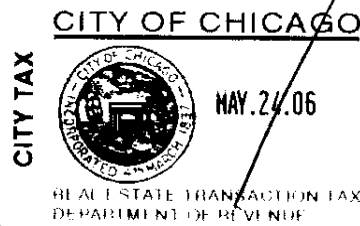
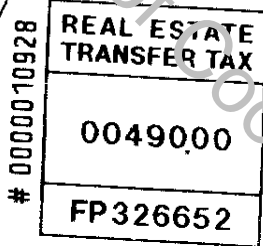
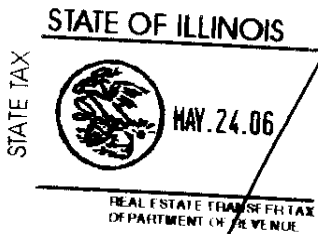
Given under my hand and seal, this 19th day of May, 2006.

Commission expires:



Julian E. Kulas
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



Mail to:

Alan M. Depcik, Esq.
120 W. Madison St., Suite 1412
Chicago, Illinois 60602

Send subsequent tax bills to:

Christopher Weil & Jennifer Fry
1544 W. Thomas St., Unit 1
Chicago, Illinois 60622