

# UNOFFICIAL COPY



06153020520

## Special Warranty Deed

Doc#: 0615302052 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 06/02/2006 08:47 AM Pg: 1 of 3

475142  
1 of 2

This indenture, made this 28<sup>th</sup> day of April, 2006, between Lech Dadej and Alina Sowinska, first part, and **CHRISTPHER A. FAGNANT**, the 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 EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

P.I.N. 13-35-224-032-0000 (affects underlying land)

Address of Real Estate: 2108 N. Spaulding Avenue,  
Unit 2108-4, 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 WARRANT AND DEFEND, subject to: (a) Real estate taxes for the current year not due and payable; (b) Easements or encroachments existing of record, covenants, restrictions, agreements, conditions and building lines of record; (c) Governmental taxes or assessments for improvements not yet completed; (d) The Declaration of Condominium Ownership for Dickens Condominium recorded on July 26<sup>th</sup> 2005, as document number 0520734006 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for the Dickens 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.

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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.

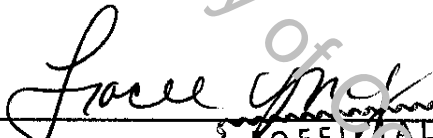
  
Lech Dadej

  
Alina Sowinska


April 28, 2006

State of Illinois )  
                                  )  
County of Cook )

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Lech Dadej and Alina Sowinska personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed and delivered the said instrument for uses and purpose therein set forth.

  
\_\_\_\_\_  
Notary Public

April 28, 2006



After recording mail to:

Mail subsequent tax bills to:

~~Christopher A. Fagnant  
2108 N. Spaulding Avenue  
Unit 2108-4  
Chicago, IL 60647~~

Christopher A. Fagnant  
2110 N. Spaulding Avenue  
Unit 2108-4  
Chicago, IL 60647

Michael Graham  
P.O. Box U  
Libertyville IL 60048

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**STEWART TITLE**


**GUARANTY COMPANY**  
HEREIN CALLED THE COMPANY

**COMMITMENT - LEGAL DESCRIPTION**

ALTA COMMITMENT  
Schedule B - Exceptions Cont.  
File Number: TM207228  
Assoc. File No: Dadej/Sowinska

Unit 2108-4 together with its undivided percentage interest in the common elements in Dickens Condominium, as delineated and defined in the Declaration recorded as document number 0520734006, in the East 1/2 of the Northeast 1/4 of Section 35, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.


Property of Cook County Clerk's Office

**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
COUNTY TAX  
  
MAY.23.06  
**REVENUE STAMP**

# 0000033403  
**REAL ESTATE TRANSFER TAX**  
0012000  
FP 102810

**STATE OF ILLINOIS**  
STATE TAX  
  
MAY.23.06  
**REAL ESTATE TRANSFER TAX**  
DEPARTMENT OF REVENUE

# 0000033420  
**REAL ESTATE TRANSFER TAX**  
0024000  
FP 102804

**CITY OF CHICAGO**  
CITY TAX  
  
MAY.23.06  
**REAL ESTATE TRANSACTION TAX**  
DEPARTMENT OF REVENUE

# 0000018355  
**REAL ESTATE TRANSFER TAX**  
0180000  
FP 102807