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Doc#: 0622804065 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/16/2006 10:13 AM Pg: 1 of 4

**Warranty Deed
JOINT TENANCY
Statutory (ILLINOIS)
(Corporation to Individual)**

THE GRANTOR(S)

#2626443-1144011111
Z & W PROPERTIES, INC., An Illinois Corporation

Above Space for Recorder's use only

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 the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, **CONVEYS and WARRANTS to**

JAN AUGUSTYNEK and EDYTA AUGUSTYNEK, 9020 SOUTH 87th AVENUE, HICKORY HILLS, ILLINOIS 60457

not In Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of Chicago Ridge in the State of Illinois, to wit:

SEE ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, not in Tenancy in Common but in **JOINT TENANCY** forever.

Permanent Index Number (PIN): **24-17-107-051-0000 (affects underlying land!)**
24-17-107-052-0000 (affects underlying land)
24-17-107-053-0000 (affects underlying land)

Address(es) of Real Estate: **6001 W. MARSHALL AVENUE, UNIT 11, CHICAGO RIDGE, ILLINOIS 60415**

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2005 and subsequent years.

BOX 334 CTI

YCB

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In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, Wojciech Sikon, and attested by its Secretary, this 20th day of July, 2006.

By *Zofia Sikon*
ZOFIA ~~Wojciech~~ Sikon, President
Z & W Sikon Properties, Inc.

Property of *ZOFIA*

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREFY CERTIFY that ~~Wojciech~~ Sikon personally known to me to be President of the corporation, and personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the corporation to be affixed thereto 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 official seal, this 20th day of July, 2006.

Commission expires: 03-26-2009

Handwritten Signature
NOTARY PUBLIC

This instrument was prepared by: John Farano, Jr., 7836 West 103rd Street, Palos Hills, Illinois 60465

MAIL TO:

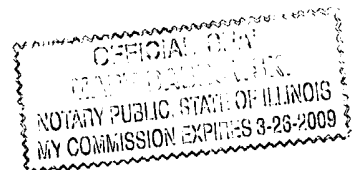
~~JAN and EDYTA AUGUSTYNEK
6001 W. MARSHALL AVENUE, UNIT 11
CHICAGO RIDGE, ILLINOIS 60415~~

ANDREW LIGAS
OR 5097 So. ARCHER - #200
CHICAGO, IL 60632

Recorder's Office Box No. _____

SEND SUBSEQUENT TAX BILLS TO:

JAN AUGUSTYNEK and EDYTA AUGUSTYNEK
6001 W. MARSHALL AVENUE, UNIT 11
CHICAGO RIDGE, ILLINOIS 60415



STATE OF ILLINOIS
AUG. 14. 06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000028557
REAL ESTATE TRANSFER TAX
00118.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 14. 06
REVENUE STAMP

0000028663
REAL ESTATE TRANSFER TAX
00059.00
FP 103034

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UNIT NUMBER 6001-11 IN 6001-05 W. MARSHALL AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 30 (EXCEPT THE NORTHWESTERLY 15 FEET) AND ALL OF LOTS 31 TO 36 BOTH INCLUSIVE, TOGETHER WITH THE WEST 20 FOOT VACATED ALLEY LYING SOUTHWESTERLY AND ADJACENT TO LOT 30 (EXCEPT THE NORTHWESTERLY 15 FEET) AND ALL OF LOTS 31 TO 36, BOTH INCLUSIVE AND LYING WESTERLY OF THE SOUTH EXTENSION OF THE EAST LINE OF SAID LOT 36 IN BLOCK 2 IN 103RD STREET ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 6, 2006 AS DOCUMENT NUMBER 0618710040; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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EXHIBIT "B"

THE TENANT OF UNIT 11 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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.

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