

# UNOFFICIAL COPY

## Special Warranty Deed

Statutory (Illinois)  
Corporation to Individual

The GRANTOR, S. M. Northside Development,  
Inc.,



Doc#: 0625827020 Fee: \$28.50  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 09/15/2006 11:43 AM Pg: 1 of 3

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) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

**Mykola Bagan**, as to an undivided 50% interest, and **Stanislav Skoulski**, as to an undivided 50% interest,

not as JOINT TENANTS but as TENANTS IN COMMON, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1: Unit 1S in the 7300 North Hamilton Condominiums as delineated on a Plat of Survey of the following described tract of land: Lot 4 in Block 1 in Congdon's Ridge Addition to Rogers Park being a Subdivision of the South 50 acres of the Southwest fractional 1/4 of Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, lying North of the Indian boundary line according to the Plat thereof recorded July 22, 1874 in Book 8, Page 56, in Cook County, Illinois, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document number 0612832063, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of P-3 and S-3, limited common elements, as delineated on the Survey attached to the Declaration aforesaid as Document number 0612832063.

Exempt under provisions of Paragraph E  
Section 4, of the Real Estate Transfer Tax Act.

9-12-06  
Date

[Signature]  
Attorney Representative

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) E of Section 200.1-2B6 of said Ordinance.

9-12-06  
Date

[Signature]  
Buyer/Seller or Representative

SUBJECT TO: Real estate taxes for 2005 and thereafter.

Permanent Real Estate Index Number(s): 11-30-307-078-0000 (affects underlying land)

Address(es) of Real Estate: 7300 N. Hamilton, Unit 1S, Chicago, Illinois 60645

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.

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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.

No Notice of Intent as required by Section 30 of the Illinois Condominium Property Act was given since this is not a conversion condominium.

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 Secretary this 12th day of September, 2006.

S. M. Northside Development, Inc.

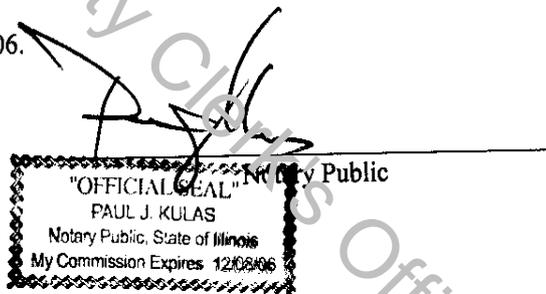
By: [Signature]  
Mykola Bagan, President

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 Mykola Bagan personally known to me to be the President of S. M. Northside Development, Inc., an Illinois corporation, 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 severally acknowledged that as such President, he signed and delivered the said instrument and caused the corporate seal of said 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 said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 12th day of September, 2006.

Commission expires: 12-8-06



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

Mail to:

Paul J. Kulas  
2329 W. Chicago Ave.  
Chicago, Illinois 60622

Send subsequent tax bills to:

Mykola Bagan  
847 N. Maplewood  
Chicago, Illinois 60622

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: 9-12, 2006

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said GRANTEE this 12th day of SEP., 2006.

Notary Public [Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 9-12, 2006

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said GRANTEE this 12th day of SEP, 2006.

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)