

**UNOFFICIAL COPY**



Doc#: 0626105135 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/18/2006 10:29 AM Pg: 1 of 4

**STEWART TITLE**  
**2 NORTH LASALLE #625**  
**CHICAGO, ILLINOIS 60602**  
**312-849-4243**

STEWART TITLE OF ILLINOIS  
2 N. LaSalle Street  
Suite 625  
Chicago, IL 60602  
312-849-4243

*49522*

**SPECIAL  
WARRANTY DEED**

Property of Cook County Clerk's Office

**LEGAL DESCRIPTION:**

**PIN NUMBER:** \_\_\_\_\_

**PROPERTY ADDRESS:** \_\_\_\_\_  
\_\_\_\_\_

# UNOFFICIAL COPY

## Special Warranty Deed

495225

This indenture, made this 25<sup>th</sup> day of August, 2006, between **Living Stone I LLC**, an Illinois company party of the first part, and **Janusz Talaga & Stanislaw Talaga**, 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

- a) ~~individually~~
- b) ~~as joint tenants, not tenants in common~~
- c) ~~husband and wife, as tenants by the entirety, not joint tenants not tenants in common~~
- d) ~~as tenants in common, as joint tenants~~

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: 13-14-401-040-0000 (affects underlying land)

Common Address: 4304 North Saint Louis, Unit 3B, 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 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; 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 4304-4306 North Saint Louis Condominium recorded as document number 0624310065 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for 4304-4306 North Saint Louis Condominium; (f) The Illinois Condominium Property Act; and (g) Acts done or suffered by Grantee.

# UNOFFICIAL COPY

## LEGAL DESCRIPTION

### EXHIBIT "A"

File No.: 495225

Unit 4304-3B together with its undivided percentage interest in the common elements in 4304-4306 North Saint Louis Condominium, as delineated and defined in the Declaration recorded as document number 0624310065 in the West 1/2 of the West 1/2 of the Southeast 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 13-14-401-040 (Volume number 337)

Property of Cook County Clerk's Office

CITY TAX  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
SEP. 12.06

# 0000020050  
REAL ESTATE  
TRANSFER TAX  
00937.50  
FP 102807

COUNTY TAX  
SEAL OF COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
SEP. 12.06

# 0000036208  
REAL ESTATE  
TRANSFER TAX  
00062.50  
FP 102810

STATE TAX  
SEAL OF STATE OF ILLINOIS  
STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE  
SEP. 11.06

# 0000036222  
REAL ESTATE  
TRANSFER TAX  
00125.00  
FP 102804

# UNOFFICIAL COPY

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.

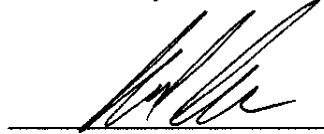
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

  
\_\_\_\_\_  
LIVING STONE I LLC  
By: Peter Sniezko, Manager

August 25, 2006.

State of Illinois )  
                                  )  
County of Cook )

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Peter Sniezko 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 Living Stone I LLC as his free and voluntary act for uses and purpose therein set forth.

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



August 25, 2006.

After recording mail to:  
**Janusz Talaga & Stanislaw Talaga**  
4304 North Saint Louis  
Unit 3B  
Chicago, IL 60618

Mail subsequent tax bills to:  
**Janusz Talaga & Stanislaw Talaga**  
4304 North Saint Louis  
Unit 3B  
Chicago, IL 60618

**MAIL TO →**

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