



Special Warranty Deed

Statutory (Illinois)
Corporation to Individual

Doc#: 0626902198 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/26/2006 11:31 AM Pg: 1 of 2

1/3
06061619100525

The GRANTOR, **2450-52 W. CORTEZ, INC.,**
an Illinois corporation,

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

OLEG ZELENYI and ROKSOLYANA ZELENA, Husband and Wife, of 2028 W. Cortez St., Chicago, IL 60622

not as Joint Tenants nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 1 in 2452 West Cortez Condominiums as delineated on a Survey of the following described real estate: Lot 47 in Block 1 in Counselman's Subdivision of the Southeast 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document No. 0623039036, 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): 16-01-411-021-0000 (Affects underlying land)

Address(es) of Real Estate: 2452 W. Cortez 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, this 15th day of September, 2006.

2450-52 W. CORTEZ, INC.

By: *Oleg Zelenyi*
Oleg Zelenyi, Its President

295
C.7

ATG Search
33 N. Dearborn
#650
Chicago, Illinois 60602

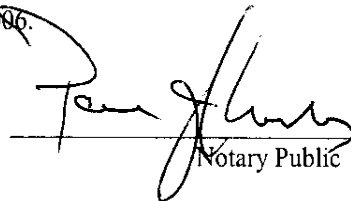
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State of Illinois)
) ss.
County of Cook)

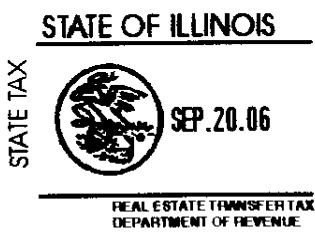
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that OLEG ZELENYI, personally known to me to be the President of 2450-52 W. CORTEZ, INC. and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President, 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 said corporation, for the uses and purposes therein set forth

Given under my hand and seal, this 15th day of September, 2006.

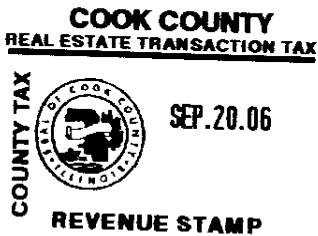
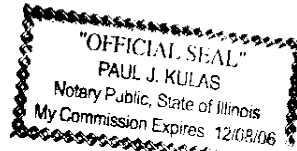
Commission expires: 12-8-06


Notary Public

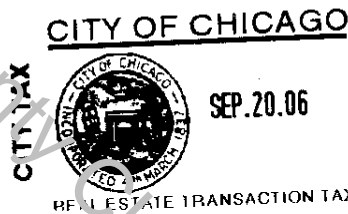
This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622



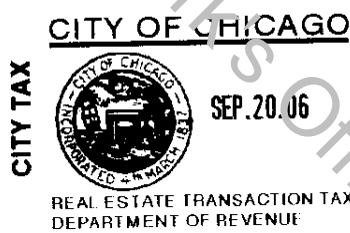
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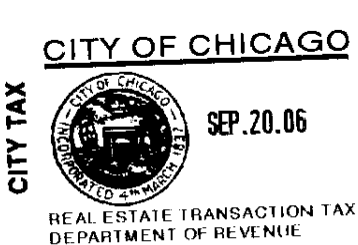
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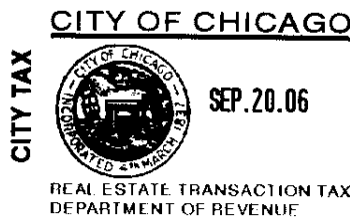
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Mail to:

Law Offices of Kulas & Kulas, P.C.
2329 W. Chicago Ave.
Chicago, Illinois 60622

Send subsequent tax bills to:

Oleg Zelenyi & Roksolyana Zelena
2452 W. Cortez St., Unit 1
Chicago, Illinois 60622