



Doc#: 0627242060 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/29/2006 09:14 AM Pg: 1 of 3

**WARRANTY DEED**  
**Statutory (Illinois)**

113

THE GRANTOR, 4721 Malden Development LLC, an Illinois Limited Liability Company, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS, TRANSFERS and WARRANTS to Christine Sinito, a single woman, of the City of Chicago, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

**FOR LEGAL DESCRIPTION**  
**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

Property Address: 4721 N. Malden Street, 3S, Chicago, Illinois 60640  
P.I.N.: 14-17-104-008-0000

**SUBJECT TO:** (1) real estate taxes not yet due and payable; (2) applicable zoning, building laws and ordinances; (3) public utility easements; (4) private easements for pedestrian ingress and egress; (5) provisions of the Municipal Code of Chicago; (6) provisions of the Condominium Property Act of Illinois (the "Act"); (7) all rights, easements, restrictions, conditions and reservations of record or contained in the Declaration or reserved by The 4721 North Malden Condominium Association (the "Association") to itself and its successors and assigns, for the benefit of all Unit Owners at the Condominium; (8) encroachments, if any, shown on the Plat and Survey attached to the Declaration; (9) assessments due to the Association after the Closing Date; and (10) such other matters as to which the Title Insurer commits to insure Buyer against loss or damage.

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 benefits 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.

The Tenant of the Unit waived or failed to exercise the option to purchase the Unit.

Dated: this 28 day of August, 2006

*Henryk Kazmierczak*  
Henryk Kazmierczak  
Managing Member  
4721 Malden Development LLC  
*Bob 374*

*4721 Malden St*

# UNOFFICIAL COPY

STREET ADDRESS: 4721 N. MALDEN STREET UNIT 3S  
CITY: CHICAGO COUNTY: COOK  
TAX NUMBER: 14-17-104-008-0000

### LEGAL DESCRIPTION:

PARCEL 1: UNIT 3S IN THE 4721 NORTH MALDEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 137 IN SHERIDAN DRIVE SUBDIVISION A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT "A\_" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0625512111 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0625512111.

STATE TAX

STATE OF ILLINOIS

SEP. 26. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000097878

REAL ESTATE TRANSFER TAX

0041000

FP 102808

STATE TAX

STATE OF ILLINOIS

SEP. 26. 06

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000097878

REAL ESTATE TRANSFER TAX

0002000

FP 102808

CITY TAX

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

SEP. 26. 06

CITY OF CHICAGO

# 0000012562

REAL ESTATE TRANSFER TAX

0322500

FP 102805

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

SEP. 26. 06

REVENUE STAMP

# 0000098115

REAL ESTATE TRANSFER TAX

0021500

FP 102802

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STATE OF ILLINOIS

COUNTY OF COOK

 )  
 ) ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Henryk Kazmierczak is personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28<sup>th</sup> day of August, 2006.

  
 Notary Public




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**THIS INSTRUMENT  
 PREPARED BY:**

David L. Rudolph  
 Law Offices of David L. Rudolph  
 111 West Washington St., Suite 823  
 Chicago, IL 60602

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**WHEN RECORDED  
 RETURN TO:**

IVAN PULJIC, HUFF & GAINES LTD  
10 S LaSalle, #3520  
CHICAGO IL 60603

**SEND FUTURE TAX  
 BILLS TO:**

Christine A. Sinito  
 4721 N. Malden Street, 3S  
 Chicago, IL 60640