

UNOFFICIAL COPY



Doc#: 0628541212 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/12/2006 03:48 PM Pg: 1 of 3

6

10/3

WARRANTY DEED

ILLINOIS STATUTORY
COMPANY to INDIVIDUAL

MAIL TO:

Konstantinos K. Markakos
983 W. Wise Road, Suite 205
Schaumburg, Illinois 60193

2069893 MIC JZARNIK
NAME/ADDRESS OF TAXPAYER:

Jacob Czarnik
Unit A-5
3300 W. Irving Park Road
Chicago, Illinois 60618

RECORDER'S STAMP

M.G.R. TITLE

The Grantor, DIVERSEY, L.L.C., an Illinois Limited Liability Company organized and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to the Grantee:

JACOB CZARNIK

any and all right, title, and interest in the following described property situated in the County of Cook and State of Illinois, to wit:

See legal description and subject to provisions attached hereto as EXHIBIT "A" and made a part hereof

Commonly Known as: Unit A-5
3300 W. Irving Park Road, Chicago, Illinois 60618

P.I.N. (undivided) 13-14-429-043-0000 (undivided)

Dated this 11th day of October, 2006.

DIVERSEY, L.L.C.,
an Illinois Limited Liability Company

By: X

Seamus Murnin
Seamus Murnin, Manager

STATE OF ILLINOIS

OCT. 12. 06

REAL ESTATE
TRANSFER TAX

0037500

FP 103037

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6955000000

City of Chicago

Dept. of Revenue
471714

10/12/2006 10:20 Batch 07297 23

Real Estate

Transfer Stamp

\$2,812.50



STATE TAX



REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

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EXHIBIT "A"

Units A-5 and G-25 in the IRVING PLACE CONDOMINIUMS as delineated on a survey of the following described property:

LOTS 25, 26, 27, 28, 29, 30, 31, AND 32 IN BLOCK 8 IN WILLIAM H. CONDON'S SUBDIVISION OF THE WEST ½ OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

which survey is attached to the Declaration of Condominium recorded as Document No. 0624031011, together with an undivided percentage interest in the Common Elements.

Permanent Index Number (affecting underlying land): **13-14-429-043-0000**

Commonly Known as: **Unit A-5, 3300 West Irving Park Road, Chicago, Illinois 60618**

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, 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.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Act and Code;
- (3) the Condominium Documents, including all amendments and exhibits thereto;
- (4) applicable zoning and building laws and ordinances;
- (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser;
- (6) utility easements, if any, whether recorded or unrecorded;
- (7) covenants, conditions, restrictions, encroachments and easements of record.