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Doc#: 0633842144 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/04/2006 10:49 AM Pg: 1 of 4

Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)

THE GRANTOR(S)

Above Space for Recorder's use only

SCENIC TREE CONVERSION, LLC. an Illinois Limited Liability Company

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 the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

and *M. Bogorzata Czyz, husband and wife not as joint tenants, not as tenants in common, but as tenants by the entirety*
BOGDAN CZYZ, 9434 SOUTH 73rd COURT, HICKORY HILLS, IL 60457

the following described Real Estate situated in the County of in the State of Illinois, to wit:

SEE ATTACHED

Permanent Index Number (PIN): 23-11-302-002-0000

Address(es) of Real Estate: 10152 SOUTH 84th TERRACE, UNIT 12-211, PALOS HILLS, IL 60465

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2006 and subsequent years.

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 President, and attested by its Secretary, this 22nd day of November, 2006.

Stanley Smagala
Stanley Smagala, Managing Member
Scenic Tree Conversion, LLC

BOX 334 CTI

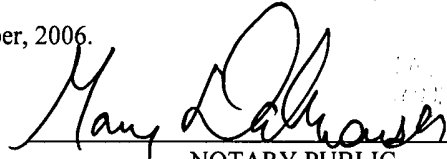
4PG
C.F.

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State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Stanley Smagala personally known to me to be President of the corporation, and personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President and Secretary, they signed, sealed and delivered the said instrument and caused the corporate seal of the 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 corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22nd day of November, 2006.

Commission expires March 26, 2009


NOTARY PUBLIC

This instrument was prepared by: John Farano, Jr., 7836 W. 103rd Street, Palos Hills, IL 60465

MAIL TO:
DARIUS WATOR ESQUIRE
10711 SOUTH ROBERTS ROAD
PALOS HILLS, IL 60465

SEND SUBSEQUENT TAX BILLS TO:
BOGDAN CZYZ
10152 SOUTH 84th TERRACE, UNIT 12-211
PALOS HILLS, IL 60465

OR

Recorder's Office Box No. _____

STATE OF ILLINOIS
NOV. 29.06
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000033275
REAL ESTATE TRANSFER TAX
00108.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. 29.06
REVENUE STAMP

0000033385
REAL ESTATE TRANSFER TAX
00054.00
FP 103034



UNIT NUMBER(S) 211 IN BUILDING 12 IN SCENIC TREE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT A POINT ON THE WEST LINE OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, SAID POINT BEING 12.50 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, THENCE SOUTH 89 DEGREES 51 MINUTES 54 SECONDS ON A LINE 12.50 FEET NORTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 225.79 FEET TO A POINT OF CURVATURE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST HAVING A RADIUS OF 72.50 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 21 MINUTES AND 54 SECONDS EAST AND A CHORD DIMENSION OF 82.13 FEET, AN ARC DISTANCE OF 87.31 FEET TO A POINT; THENCE SOUTH 20 DEGREES 51 MINUTES AND 54 SECONDS EAST AT AN ANGLE OF 69 DEGREES AS MEASURED FROM EAST TO SOUTHEAST FROM THE SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 118.31 FEET TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHWEST HAVING A RADIUS OF 67.50 FEET, A CHORD BEARING OF SOUTH 55 DEGREES 21 MINUTES AND 54 SECONDS EAST AND A CHORD DIMENSION OF 76.46 FEET, AN ARC DISTANCE OF 81.29 FEET TO A POINT; THENCE SOUTH 89 DEGREES 51 MINUTES AND 54 SECONDS EAST ON A LINE 187.50 FEET SOUTH OF AND PARALLEL WITH SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 51.62 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVED LINE CONVEX TO THE SOUTHEAST HAVING A RADIUS OF 117.50 FEET, A CHORD BEARING OF NORTH 43 DEGREES 08 MINUTES AND 06 SECONDS EAST AND A CHORD DIMENSION OF 171.87 FEET, AN ARC DISTANCE OF 192.77 FEET TO A POINT; THENCE NORTH 03 DEGREES 51 MINUTES AND 54 SECONDS WEST AT AN ANGLE OF 86 DEGREES AS MEASURED FROM EAST TO SOUTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID EAST 1/2 OF SAID SOUTHWEST 1/4, 99.79 FEET TO A POINT; THENCE NORTH 65 DEGREES 48 MINUTES AND 19 SECONDS EAST AT AN ANGLE OF 24 DEGREES, 18 MINUTES, 21 SECONDS AS MEASURED FROM EAST TO NORTHEAST FROM SAID NORTH LINE OF SAID SOUTH 1/2 OF SAID SOUTHWEST 1/4 736.91 FEET (MEASURED 736.88 FEET) TO A POINT; THENCE EASTERLY AT RIGHT ANGLES TO THE EAST LINE OF SAID SOUTHWEST 1/4 84.68 FEET TO A POINT ON EAST LINE OF SAID SOUTHWEST 1/4, SAID POINT BEING 341.28 FEET NORTH OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00 DEGREES 01 MINUTES 08 SECONDS EAST ALONG THE EAST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11, 1167.74 FEET TO THE SOUTH EAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE SOUTH 89 DEGREES 52 MINUTES 20 SECONDS EAST, 1317.14 FEET TO THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 11; THENCE NORTH 00 DEGREES 02 MINUTES 43 SECONDS WEST ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST CORNER OF SAID SECTION 11, 1339.133 FEET TO THE POINT OF BEGINNING, EXCEPTING FROM SAID TRACT OF LAND THE SOUTH 50.00 FEET THEREOF AND THE EAST 40.00 FEET THEREOF (EXCEPT THE SOUTH 50.00 FEET) AND THE WEST 33.00 FEET THEREOF (EXCEPT THE SOUTH 50.00 FEET) HERETOFORE DEDICATED, ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 24, 2006 AS DOCUMENT NUMBER 0629716058; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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EXHIBIT "B"

THE TENANT OF UNIT 12-211 WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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.

Property of Cook County Clerk's Office