

# UNOFFICIAL COPY

**Warranty Deed  
Statutory (ILLINOIS)  
(GENERAL)**



Doc#: 0634233216 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/08/2006 01:17 PM Pg: 1 of 3

HX 4230779  
CTI

THE GRANTOR(S)

Above Space for Recorder's use only

**LESTER TOMCZAK AND ANNA TOMCZAK**

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

**DANIEL MAZLIACH, 1390 LANGFORD COURT, WHEATON, IL 60187**

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

**UNIT NUMBER 2R IN 7716 W. OGDEN CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**THE EAST 4 ½ FEET OF LOT 7 AND THAT PART OF LOT 6 LYING WEST OF A LINE COMMENCING AT A POINT IN THE CENTER OF THE SOUTH LINE, OF SAID LINE, OF SAID LOT TO A POINT IN THE CENTER OF THE NORTH LINE OF SAID LOT IN DAVID A. GAGE'S SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**THE WEST 5 FEET OF THE NORTH 105 FEET OF THAT PART OF LOT 6 LYING EAST OF A LINE COMMENCING FROM A POINT IN THE CENTER OF SOUTH LINE TO A POINT IN THE CENTER OF THE NORTH LINE OF LOT 6 IN DAVID A. GAGE'S SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**WHICH PLAT OF SURVEY IS ATTACHED AS EHXIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 19, 2006 AS DOCUMENT NUMBER 0617026136; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Permanent Index Number (PIN): 18-01-100-023-0000 (affects underlying land)  
18-01-100-063-0000 (affects underlying land)

Address(es) of Real Estate: 7716 W. OGDEN AVENUE, UNIT 2R, LYONS, ILLINOIS 60534

**BOX 334 CTI**

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

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

(SEAL) Leszek Tomczak (SEAL) Anna Tomczak  
 LESTER TOMCZAK ANNA TOMCZAK

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 Leszek Tomczak and Anna Tomczak 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 he 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 30th day of November, 2006.

Commission expires: 03-26-2009

Mary R. [Signature]  
 NOTARY PUBLIC

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

**MAIL TO:**  
TRACEY A. RAPP, ESQUIRE  
2200 S. MAIN STREET, SUITE 310  
LOMBARD, IL 60148

SEND SUBSEQUENT TAX BILLS TO:  
 DANIEL MAZLIACH  
 7716 W. OGDEN AVENUE, UNIT 2R  
 LYONS, IL 60534

OR  
 Recorder's Office Box No. 334

STATE OF ILLINOIS

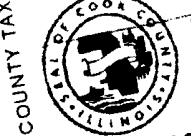


DEC.-6.06

# 0000083558

REAL ESTATE  
 TRANSFER TAX  
 0013650  
 FP 103032

COOK COUNTY  
 REAL ESTATE TRANSACTION TAX  
 DEC.-6.06



REVENUE STAMP

# 000033666

REAL ESTATE  
 TRANSFER TAX  
 0006825  
 FP 103034

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## EXHIBIT "B"

THE TENANT OF UNIT 2R HAS 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