



Special Warranty Deed
Statutory (Illinois)
Corporation to Individual

Doc#: 0700942106 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/09/2007 01:01 PM Pg: 1 of 3

The GRANTOR, **DLS DEVELOPMENT, 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), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

Lidia S. Varese of 3456 N. Bosworth, Apt. 2, Chicago, IL 60657

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

PARCEL 1: Unit 5418 2N in 5418 West Windsor Condominium, as delineated on a Survey of the following described land: Lot 3 in Block 3 in Roberts Milwaukee Avenue Subdivision of Blocks 5 and 10 in Subdivision (except the North 1.5 Rods and the South 4 Rods) of that part of Lot 5 West of Milwaukee Avenue in School Trustee's Subdivision in Section 16, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document Number 0615732120; together with its undivided percentage interest in the common elements.

PARCEL 2: The exclusive right to use of parking space P-4 and storage space S-3, limited common elements as delineated on the Survey attached to the Declaration aforesaid recorded as Document Number 0615732120.

SUBJECT TO: General real estate taxes for 2006 and thereafter.

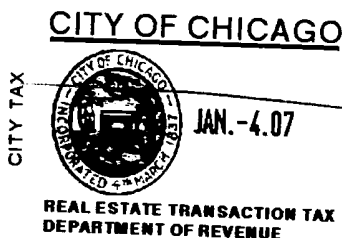
Permanent Real Estate Index Number(s): 13-16-115-027-0000 (affects underlying land)

Address(es) of Real Estate: 5418 W. Windsor, Unit 2N, Chicago, Illinois 60630

THE TENANT OF UNIT AFORESAID 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 herein.

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.



REAL ESTATE TRANSFER TAX
0172500
FP 102805

0000073951

3/8

BOX 334

LRD 20F3

SA 3477292

CTI Abarnett

UNOFFICIAL COPY

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/Secretary, this 3rd day of January, 2007.

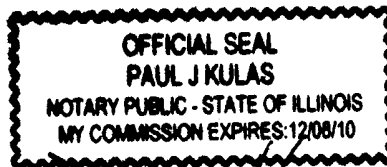
DLS DEVELOPMENT, INC.

By: *[Signature]*
LESZEK SYNOWIEC, President

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 Leszek Synowiec personally known to me to be the President of DLS Development, Inc., Illinois corporation, 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 severally acknowledged that as such President and Secretary, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

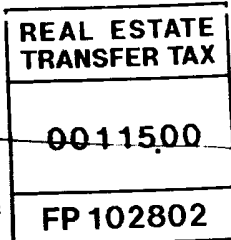
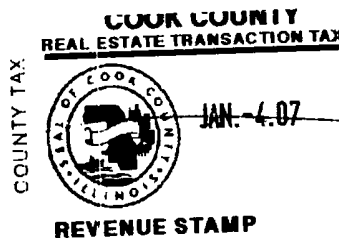
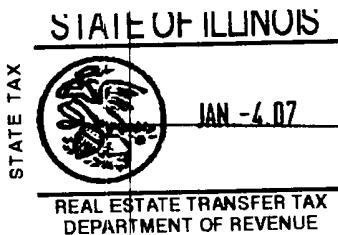
Given under my hand and seal, this 3rd day of January, 2007.



Commission expires: 12-8-10

[Signature]
Notary Public

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



Mail to:

C. Patrick Wagner, Esq.
8855 S. Ridgeland, Suite 210
Oak Lawn, Illinois 60453

Send subsequent tax bills to:

Lidia S. Varesco
5418 W. Windsor, Unit 2N
Chicago, Illinois 60630

UNOFFICIAL COPY

STREET ADDRESS: 5418 W. WINDSOR AVENUE UNIT 2N
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 13-16-115-027-0000

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT 5418-2N IN THE 5416-18 WEST WINDSOR CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 3 IN BLOCK 3 IN ROBERTS MILWAUKEE AVENUE SUBDIVISION OF BLOCKS 5 AND 10 IN SUBDIVISION (EXCEPT THE NORTH 1.5 RODS AND THE SOUTH 4 RODS) OF THAT PART OF LOT 5 WEST OF MILWAUKEE AVENUE IN SCHOOL TRUSTEE'S SUBDIVISION IN SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0615732120; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-4 (P-1, P-2, P-3, P-4, P-5, P-6, P-7, P-8, P-9, P-10, P-11) AND STORAGE SPACE S-3 (S-1, S-2, S-3, S-4, S-5, S-6, S-7, S-8, S-9, S-10), A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0615732120.