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0255917
WARRANTY DEED

2/3

ILLINOIS
REPUBLIC TITLE CO.



Doc#: 0703833123 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/07/2007 11:31 AM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR, MONIKA SKROBOT, a single woman, of 7762 W. Higgins, Unit #G, Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to THE GRANTEE, TADEUSZ SZCZEPOCKI, a single man, of 1609 S. Cumberland, Park Ridge, County of Cook, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

(See Attached for Legal Description),

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2006 and 2007 and subsequent years; covenants, conditions and restrictions of record, if any.

Permanent Real Estate Index Number: 12-01-311-097

Address of Real Estate: 7762 W. Higgins, Unit G, Chicago, IL 60631

The date of this deed of conveyance is 01-30-07

(SEAL) Monika Skrobot

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Monika Skrobot 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 acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here) Official Seal
Beata Valente
Notary Public State of Illinois
My Commission Expires 10/27/2009

Given under my hand and official seal

Notary Public

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C-7

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City of Chicago
Dept. of Revenue
490990



Real Estate
Transfer Stamp
\$1,762.50

02/05/2007 10:48 Batch 00757 76

0011750

STATE TAX
STATE OF ILLINOIS
FEB.-6.07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE



0000006682
REAL ESTATE
TRANSFER TAX
00235.00
FP 103020

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB.-6.07
REVENUE STAMP



0000043801
REAL ESTATE
TRANSFER TAX
00117.50
FP 103019

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION:
PARCEL 1:

THAT PART OF THE WEST 113.81 FEET OF THE EAST 222.81 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS AVENUE AND THE NORTH 19 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE) OF THE WEST 172.60 FEET OF THE EAST 395.41 FEET (AS MEASURED ALONG THE CENTER LINE OF HIGGINS AVENUE) ALSO BEING THE SOUTHERLY LINE OF LOT 2 IN ASSESSOR'S SUBDIVISION OF LOT 2 IN ASSESSOR'S SUBDIVISION OF THE SOUTH 1/2 OF SECTION 1 TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE NORTH 15 ACRES OF SAID LOT 2 AND EXCEPT THE NORTH 358 FEET OF THE THAT PART OF LOT 2 LYING SOUTH OF THE NORTH 15 ACRES THEREOF) REFERRED TO AS A TRACT: DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID TRACT WITH NORTHERLY LINE OF WEST HIGGINS AVENUE; THENCE NORTH ON THE WEST LINE OF SAID TRACT 110.06 FEET TO A PLACE OF BEGINNING; THENCE CONTINUING NORTH ON THE WEST LINE OF SAID TRACT, 30.71 FEET; THENCE EAST 40.67 FEET; THENCE SOUTH 33.29 FEET; THENCE WEST 15.17 FEET; THENCE NORTH 2.58 FEET; THENCE WEST 25.50 FEET TO THE PLACE OF BEGINNING

PARCEL 2:

EASEMENTS AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 1 THERETO ATTACHED DATED APRIL 26, 1965 AND RECORDED APRIL 27, 1965 AS DOCUMENT NUMBER 19446774 AND SUPPLEMENTAL DECLARATION OF EASEMENT AND EXHIBIT 1 THERETO ATTACHED DATED OCTOBER 13, 1965 AND RECORDED OCTOBER 13, 1965 AS DOCUMENT NO. 19615431 MADE BY 4956 NORTH MASON BUILDING CORPORATION, A CORPORATION OF ILLINOIS AND CONFIRMED BY JERRY-DICK BUILDING CORPORATION, A CORPORATION OF ILLINOIS. IN DECLARATION DATED NOVEMBER 29, 1965 AND RECORDED DECEMBER 1, 1965 AS DOCUMENT NUMBER 19673089 AND AS CREATED BY THE DEED FROM 4956 NORTH MASON BUILDING CORPORATION TO CELIA GIERSCH, DATED SEPTEMBER 22, 1966 AND RECORDED OCTOBER 4, 1966 AS DOCUMENT NO. 19959425 AND RE-RECORDED AUGUST 8, 1967 AS DOCUMENT NO. 20222149 FOR THE BENEFIT OF PARCEL 1 AFORESAID FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-01-311-097.

Address of Real Estate: 7762 W. Higgins, Unit G, Chicago, IL 60631

<i>This instrument was prepared by:</i>	<i>Send subsequent tax bills to:</i>	<i>Recorder-mail recorded document to:</i>
<p><i>Kocinski Law Offices, LLC 401 E. North Ave., Suite 1 Villa Park, IL 60181</i></p>	<p><i>Tadeusz Szczepocki 7762 W. Higgins, Unit G Chicago, IL 60631</i></p>	<p><i>Tadeusz Szczepocki 7762 W. Higgins, Unit G Chicago, IL 60631</i></p>