

UNOFFICIAL COPY



Special Warranty Deed

Doc#: 0705201090 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/21/2007 09:00 AM Pg: 1 of 3

515428 1 of 3

This indenture, made this 31st day of January, 2007, between **1032 Mozart LLC**, an Illinois limited liability company, party of the first part, and **Daniel Dadej** party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part

- a) individually
- ~~b) as joint tenants, not tenants in common~~
- ~~c) husband and wife, as tenants by the entirety, not joint tenants not tenants in common~~
- ~~d) as tenants in common, not as joint tenants~~

and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

PIN: 16-01-311-016-0000 (affect underlying land)

Common Address: 1034 N. Mozart Street, Unit 1, Chicago, IL 60622

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his, her, their heirs and assigns forever.

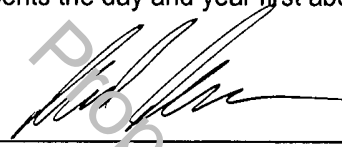
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his, her, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) Real estate taxes for the current year not due and payable; (b) Existing easements and encroachments; (c) Covenants, restrictions, agreements, conditions and building lines of record; (d) Governmental taxes or assessments for improvements not yet completed; (e) The Declaration of Condominium Ownership for Mozart Cortez Condominium recorded as document number 0703209065 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for Mozart Cortez Condominium; (f) The Illinois Condominium Property Act; and (g) Acts done or suffered by Grantee.

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Grantor also hereby grants to the grantee, its successors and assigns, all rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit 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 land described therein.


This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.



1032 Mozart LLC
By: Marek Loza, Agent

State of Illinois)
)
County of Cook)

CITY OF CHICAGO
CITY TAX

FEB. 12. 07
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000021528
REAL ESTATE TRANSFER TAX
01725.00
FP 102807

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marek Loza personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons and acknowledged that he signed and delivered the said instrument in the capacity as Agent of the 1032 Mozart LLC as his free and voluntary act for uses and purpose therein set forth.




Notary Public

January 31, 2007.

"OFFICIAL SEAL"
Maria Serwy
Notary Public, State of Illinois
My Commission Exp. 09/30/2009

After recording mail to
Daniel Dadej
1034 N. Mozart Street
Unit # 1
Chicago, IL 60622

Mail subsequent tax bills to
Daniel Dadej
1034 N. Mozart Street
Unit # 1
Chicago, IL 60622

COUNTY TAX
REVENUE STAMP

FEB. 12. 07
COOK COUNTY
REAL ESTATE TRANSACTION TAX

0000038526
REAL ESTATE TRANSFER TAX
00115.00
FP 102810

Document Prepared by:
Loza Law Offices P.C.
2500 E. Devon Ave
Suite 200
Des Plaines, IL 60018
Tel. 847-297-9977

STATE OF ILLINOIS
STATE TAX

FEB. 12. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000038622
REAL ESTATE TRANSFER TAX
00230.00
FP 102804

File Number: TM233883

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LEGAL DESCRIPTION

Unit 1034-1 together with its undivided percentage interest in the common elements in Mozart Cortez Condominium, as delineated and defined in the Declaration recorded as document number 0703209065, in Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Permanent Index Number: 16-01-311-016

Commonly known as: 1034 North Mozart Street
Condo 1
Chicago IL 60622

Property of Cook County Clerk's Office