

UNOFFICIAL COPY

Special Warranty Deed

Statutory (Illinois)
Corporation to Individual

The GRANTOR, 6341-45 N. Washtenaw, Inc.



Doc#: 0707535264 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/16/2007 01:23 PM Pg: 1 of 2

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

Jennifer Jaworski of 2752 Buffalo Grove Road, Arlington Heights, Illinois 60004

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

Parcel 1: Unit 6343-3N in the Washtenaw Carcens Condominiums as delineated on a Plat of Survey of the following described tract of land: Lots 11 and 12 in Block 1 in T. J. Grady's 4th Green Briar addition to North Edgewater, being a Subdivision of the West 1/2 of the East 1/2 of the West 1/2 of the Northeast 1/4 of Section 1, 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 0625827018, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of S-6343-3N, a limited common element as delineated on the Survey attached to the Declaration aforesaid.

SUBJECT TO: Real estate taxes for 2006 and thereafter.

Permanent Real Estate Index Number(s): 13-01-202-009-0000 (affects underlying land)

Address(es) of Real Estate: 6343 N. Washtenaw Ave., Unit 3N, Chicago, Illinois 60659

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.

The tenant of the unit has waived or has failed to exercise the right of first refusal.

BOX 334 CT

296
C.F.


SA 3477207 No Party

Property of Cook County Clerk's Office

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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 Secretary this 14th day of March, 2007.

6341-45 N. Washtenaw, Inc.

By: 
Daniel Brazovan, 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 Daniel Brazovan personally known to me to be the President of 6341-45 N. Washtenaw, Inc., an 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, 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 their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

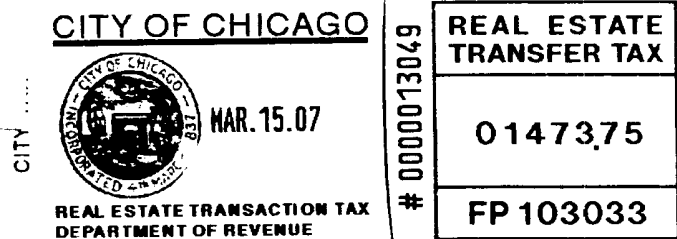
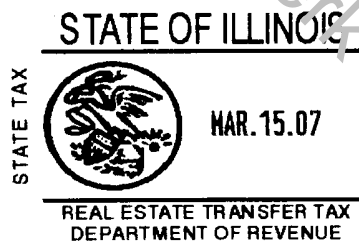
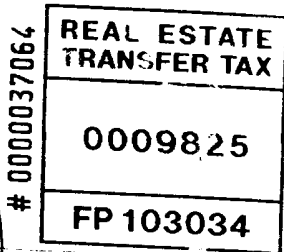
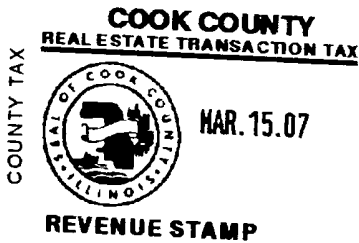
Given under my hand and seal, this 14th day of March, 2007.

Commission expires: 12-8-10



Notary Public

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



Mail to:

Zachary K. Sims, Esq.
2400 Ravine Way, Suite 200
Glenview, Illinois 60025

Send subsequent tax bills to:

Jennifer Jaworski
6343 N. Washtenaw Ave., Unit 3N
Chicago, Illinois 60659