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SPECIAL WARRANTY DEED

Doc#: 0707841107 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/19/2007 03:07 PM Pg: 1 of 3

20724581107
Prepared by: Allen B. Glass, Esq.
55 E. Jackson Blvd. #500
Chicago, IL 60604

After Recording, HERMAN J. TORRANO
Mail To: 53 W. JACKSON 1442
Chicago 60604

M.G.R. TITLE

KNOW ALL MEN BY THESE PRESENTS that THORNDALE/VL DEVELOPMENT LLC, an Illinois Limited Liability Company (the "Grantor"), for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars in cash and other good and valuable consideration, in hand paid, by WOJCIECH BUCZKOWSKI and MARTA BUCZKOWSKI, husband and wife, of 5054 N. Winchester, Chicago, IL (collectively the "Grantee") to Grantor, the receipt and sufficiency of which is hereby acknowledged, has GRANTED BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto Grantee, not as Tenants in Common and not as Joint Tenants, but as TENANTS BY THE ENTIRETY, the following described property, to wit:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Commonly known as:
1059 W. Thorndale, Unit 1059-3
Chicago, IL 60660

P.I.N. 14-05-401-001-0000 (Pre-division)

(the "Property") subject to the matters listed on Exhibit "A" attached hereto and incorporated herein for all purposes, but only to the extent such matters presently are valid, binding and enforceable against the Property (the "Permitted Encumbrances").

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in any way belonging, subject to the Permitted Encumbrances, unto Grantee, his successors, heirs, legal representatives, administrators and assigns, FOREVER; and the Grantor hereby does bind itself, its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, together with all and singular the rights and appurtenances thereto in any way belonging, unto Grantee, his successors, legal representatives and assigns, forever, against every person whomsoever, lawfully claiming or to claim the same, or any part thereof, by, through or under Grantor, but not otherwise, subject to (i) the Permitted Encumbrances and (ii) taxes for the year 2006 and thereafter, which have been prorated as agreed by Grantor and Grantee.

EXECUTED the 16th day of March 2007.

THORNDALE/VL DEVELOPMENT LLC
an Illinois Limited Liability Company

by: Vasik Lohan
Authorized Manager

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STATE OF ILLINOIS}

COUNTY OF COOK}

City of Chicago
Dept. of Revenue



Real Estate
Transfer Stamp

497744

\$1,972.50

03/19/2007 10:54 / Batch 00788 47

The undersigned, **ALLEN B. GLASS**, a notary public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that **VASILE LOHAN**, personally known to me to be an authorized Manager of **THORNDALE/VL DEVELOPMENT LLC**, an Illinois Limited Liability Company, 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 acknowledged that he is such Manager, signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal
this 16th day of **March 2007**.

Allen B. Glass

Notary Public



My commission expires: 10/15/09

STATE OF ILLINOIS



MAR. 19. 07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000009182

REAL ESTATE
TRANSFER TAX

0026300

FP 103037

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



MAR. 19. 07

REVENUE STAMP

000009732

REAL ESTATE
TRANSFER TAX

0013150

FP 103042

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EXHIBIT "A"
TO
SPECIAL WARRANTY DEED

PARCEL 1:

UNIT NO. 1059-3 in the **THORNDALE HARBOR CONDOMINIUM** as delineated on a survey of the following described property:

Lot 16 and the North 1/2 of Lot 15 in Block 19 in Cochran's Second Addition to Edgewater, a Subdivision of the East Fractional Half of Section 5, Township 40 North, Range 14 East of the Third Principal Meridian, Except the West 1320 Feet of the South 1913 Feet Thereof and the Right of Way of the Chicago, Evanston and Lake Superior Railroad, in Cook County, Illinois

Which survey is attached to the Declaration of Condominium recorded as Document No. 0612834012 together with an undivided percentage interest in the common elements.

PARCEL 2:

The exclusive right to use Balcony Rights **B-1059-3**, Limited Common Element, as delineated on the survey attached to the Declaration aforesaid recorded as Document No. 0612834012

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.

This deed is subject to:

1. Current non-delinquent real estate taxes and taxes for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. The Condominium Property Act of Illinois;
7. Acts done or suffered by the Purchaser;
8. Purchaser's mortgage.

The subject building was completely vacant for over one hundred twenty (120) days prior to the recording of the aforesaid Declaration, and, therefore, no tenant right of first refusal existed.