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WARRANTY DEED **UNOFFICIAL COPY**

THE GRANTOR  
St 5094963 / 27026077  
4748 Washtenaw, LLC an Illinois limited liability company



Doc#: 0710335289 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/13/2007 01:46 PM Pg: 1 of 2

of the City of Evanston County of Cook State of Illinois for and in consideration of (\$10.00) Ten Dollars and No/100----- in hand paid, CONVEY(S) and WARRANT(S) to

**Mariusz T. Szpiech,**

\_\_\_\_\_ as **TENANTS IN COMMON** the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\_\_\_\_\_ not as Tenants in Common, but as **JOINT TENANTS**, with the right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

\_\_\_\_\_ not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Unit 2707-3 Lawrence and parking space \_\_\_\_\_ In the Washtenaw Park Condominium as delineated on a survey of the following real estate:

LOTS 1, 2, 3 AND 4 IN BLOCK 27 OF RAVENSWOOD GARDENS A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0612932026 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject to:

Encroachments, if any, building lines; covenants, conditions and restrictions of record, terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments thereto, if any; private, public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; limitations and conditions imposed by the Condominium Property Act; current general real estate taxes; installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; acts done or suffered by Grantee; special city or county taxes or assessments, if any; and existing leases.

Grantor also hereby grants to Grantee and the heirs and assigns of Grantee, 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 aforementioned Declaration, 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, restrictions, conditions, covenants and reservations contained in the Declaration the name as though the provisions of said Declaration were recited and stipulated at length herein.

The Tenant, if any, of the Unit conveyed hereby has either waived or failed to exercise his right of first refusal to purchase said Unit or had no such right to first refusal pursuant to the provisions of the Illinois Condominium Property Act.

Permanent Real Estate Index Number(s): 13-13-200-019-0000  
Address(es) of Real Estate: 2707 W. Lawrence, 3, Chicago, IL 60625

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois to have and to hold said premises forever.

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

Dated this 2nd day of April, 2007.

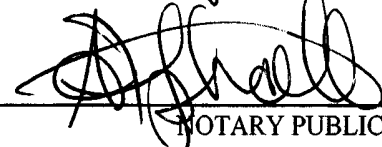
**BOX 333-CT**

4748 Washtenaw, LLC, by Nina Yefimov, Manager

# UNOFFICIAL COPY

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 4748 Washtenaw, LLC, by Nina Yefimov, Manager personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledge that s\_h\_e 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.

Given under my hand and official seal, this 3rd day of April, 20 07

commission expires 3-7, 20 08  
  
NOTARY PUBLIC



This instrument was prepared by Fritzshall & Pawlowski, 6584 N. Northwest Hwy., Chicago, IL 60631

MAIL TO:

MARIUSZ SZPIECH  
2707 W. LAWRENCE AVE, UNIT #3  
CHICAGO, IL 60625

SEND SUBSEQUENT TAX BILLS TO:

MARIUSZ SZPIECH  
2707 W. Lawrence Ave  
UNIT # 3  
CHICAGO, IL 60625

OR: RECORDER'S OFFICE BOX NO. \_\_\_\_\_

