PREPARED BY:

**UNOFFICIAL COPY** 

B. George Oleksiuk and Associates, P.C

422 E. Palatine Road Palatine, IL 60074

MAIL TAX BILL TO:

Michael T. Cwienkala 2407 W. Moffat St., Unit 1

Chicago, IL 60647

3714148812D

Doc#: 0714140012 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 05/21/2007 09:18 AM Pg: 1 of 2

MAIL RECORDED DEED TO:

Dorothy Culhane, Esq. 1355 N. Sandburg Terrace, Suite 2708 Chicago, IL 60610

## SPECIAL WARRANTY DEED

THE GRANTOR, 2407 W. Mcffar, I.td., of the City of Chicago, State of IL, a corporation organized and existing under the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to Michael T. Cwienkala, an unmarried person, of 345 Bayberry Dr., Algonquin, IL 60102, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNIT 1, IN THE 2407 WEST MOFFAT STREET CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 53 IN COLEHOUR'S SUBDIVISION OF BLOCK 4 IN IOHNSTON'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NOW TH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DEC ARATION OF CONDOMINIUM OWNERSHIP RECORDED MARCH 20, 2007 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0707915089, AS AMENDED FROM TIME TO TIME, TOGETUFR WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-1, A LUMITED COMMON ELEMENT, AS DELINEATED ON THE PLAT OF SURVEY, AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNITS 1, 2, AND 3 AS ARE SET FORTH IN THE DECLARATION; THE GRANTORS RESERVE FOR THE MESELVES, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

There were no tenants as this is new construction.

Grantor also hereby grants to the Grantee, its successors and assigns, as 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 herein. 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 reciting and stipulated at length herein.

Attorneys' Title Guaranty Fund, Inc 1 S Wacker Dr., STE 2400 Chicago, IL 60606-4650 Attn: Search Department

Permanent Index Number(s): 13-36-416-023-0000

Property Address: 2407 W. Moffat St., Unit 1, Chicago, IL 60647

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: 2006 general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or

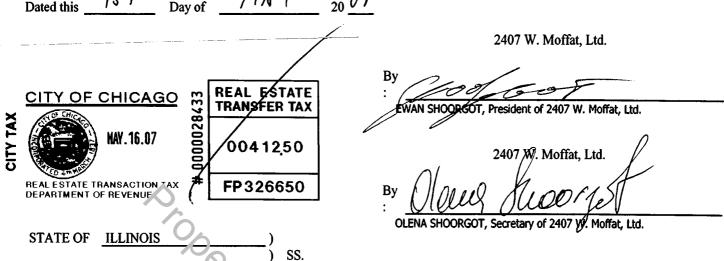
Special Warranty Deed: Page 1 of 2

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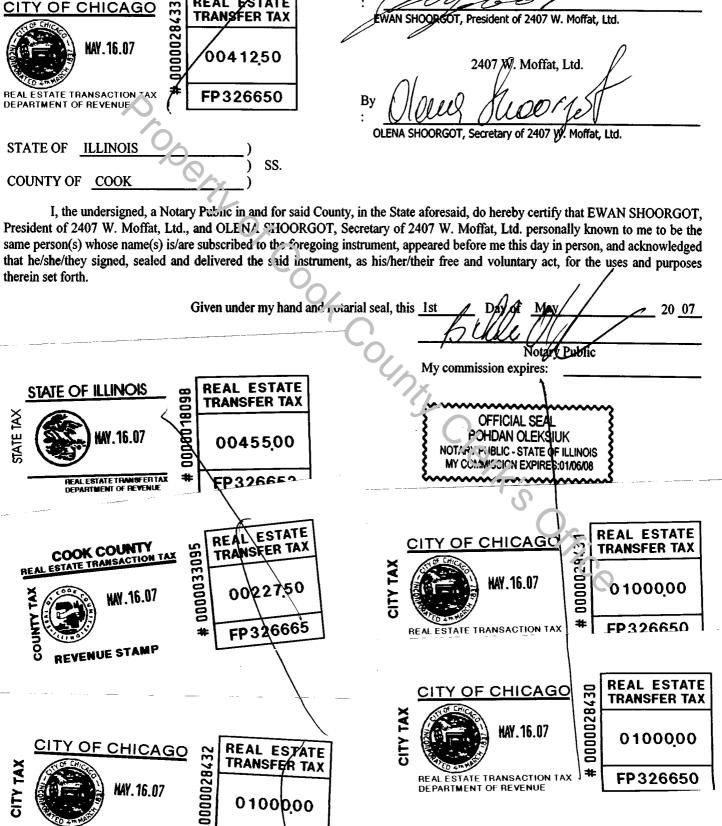
FOR USE IN: ALL STATES

## Special Warranty Deed - Continue J-NOFFICIAL COPY

occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage	ige
ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.	-
Dated this/\$ 7 Day of	



therein set forth.



esource'

ESTATE TRANSACTION TAX # FP326650 DEPARTMENT OF REVENUE

Special Warranty Deed: Page 2 of 2 FOR USE IN: ALL STATES