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Warranty Deed Statutory (ILLINOIS) (GENERAL)

Doc#: 0719035374 Fee: \$30.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 07/09/2007 01:49 PM Pg: 1 of 4

THE GRANTOR(S)

Above Space for Recorder's use only

LESTER TOMCZAK AND ANNA TOMCZAK Married to each other

oreated 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 the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation; CONVEYS and WARRANIS to

M , PAUL BUGIELSKI,

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

UNIT NUMBER 1F IN 7716 W. OGDEN CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE EAST 4 ½ FEET OF LOT 7 AND THAT PART OF LOT 6 LYING WEST OF A LINE COMMENCING AT A POINT IN THE CENTER OF THE SOUTH LINE, OF SAID LINE, OF SAID LOT TO A POINT IN THE CENTER OF THE NORTH LINE OF SAID LOT IN DAVID A. GAGE'S SURDIVISION OF THE NORTHWEST ¼ OF SECTION 1, TOWNSHIP 38 NORT P, RANGE 12, EAST OF THE THIRD PRINICIPAL MERIDIAN, IN COOK COUNT, LLINOIS.

THE WEST 5 FEET OF THE NORTH 105 FEET OF THAT PART OF LOT 6 LYING EAST OF A LINE COMMERCING FROM A POINT IN THE CENTER OF SOUTH LINE TO A POINT IN THE CENTER OF THE NORTH LEVE OF LOT 6 IN DAVID A. GAGE'S SUBDIVISION OF THE NORTHWEST 1/2. SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EHXIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 19, 2006 AS DOCUMENT NUMBER 0617026136; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

yh

Permanent Index Number (PIN): 18-01-100-023-0000 (affects underlying land)

18-01-100-063-0000 (affects underlying land)

Address(es) of Real Estate: 7716 W. OGDEN AVENUE, UNIT 1F, LYONS, ILLINOIS 60534

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## **UNOFFICIAL COPY**

SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2006 and subsequent years.

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Leszek Tomczak and Anna Tomczak personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that he signed, sealed and delivered the said instrument and caused the corporate seal of the 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 corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of June, 2007.

Commission expires: 03-26-2009

OFFICIAL SEAL DIANE DZIEDZIC NOTARY PUBLIC, STATE OF ILLINOIS

HAY COMMISSION EXPIRES 2-28-2011

This instrument was prepared by: John Farano, Jr., 7836 West 103rd Street, Palos Hills, Illinois 60465

## MAIL TO:

PAUL BUGIELSKI 7716 W. OGDEN AVENUE, UNIT 1F LYONS, IL 60534

SEND SUBSEQUENT TAX BILLS TO: PAUL SUGIELSKI 7716 W. OGDEN AVENUE, UNIT 1F Office LYONS, IL (10534)

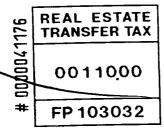
OR

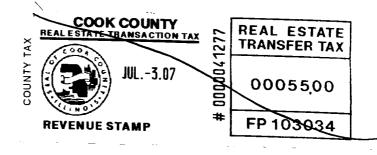
Recorder's Office Box No.



REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX





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# **UNOFFICIAL COPY**

## EXHIBIT "B"

THE TENANT OF UNIT 1F HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

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, AFORESA'D, 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.

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STREET ADDRESS: 7716 WEST ON DEN AVENUE CAL CONT 1FY

CITY: LYONS COUNTY: COOK

TAX NUMBER: 18-01-100-063-0000

## **LEGAL DESCRIPTION:**

UNIT NUMBER (S) 1F IN 7716 W. OGDEN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

#### PARCEL 1:

THE EAST 4 1/2 FEET OF LOT 7 AND THAT PART OF LOT 6 LYING WEST OF A LINE COMMENCING AT A POINT IN THE CENTER OF THE SOUTH LINE, OF SAID LOT 6 TO A POINT IN THE CENTER OF THE NORTH LINE OF SAID LOT IN DAVID A. GAGE'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE WEST 5 FEET OF THE NORTH 105 FEET OF THAT PART OF LOT 6 LYING EAST OF A LINE COMMECING AT A POINT IN THE CENTER OF THE SOUTH LINE OF SAID LOT 6 TO A POINT IN THE CENTER OF THE NORTH LINE OF LOT 6 IN DAVID A. GAGE'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 19, 2006 AS DOCUMENT NUMBER 0617026136; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

THE EXCLUSIVE RIGHT TO THE USE OF P-7, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0617026136