

UNOFFICIAL COPY

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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*

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

~~M.  
PAUL BUGIELSKI,~~

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

*See attached*  
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 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 LINE, OF SAID LOT 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.

THE WEST 5 FEET OF THE NORTH 105 FEET OF THAT PART OF LOT 6  
LYING EAST OF A LINE COMMENCING FROM A POINT IN THE CENTER  
OF SOUTH LINE 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.

*yhc*

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

BOX 334 CTI

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

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

(SEAL) *Leszek Tomczak*  
LESTER TOMCZAK

(SEAL) *Anna Tomczak*  
ANNA TOMCZAK

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

*Diane Dzedzic*  
NOTARY PUBLIC



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

OR

Recorder's Office Box No. \_\_\_\_\_

STATE OF ILLINOIS



JUL.-3.07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000041176

REAL ESTATE TRANSFER TAX
00110.00
FP 103032

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



JUL.-3.07

REVENUE STAMP

# 0000041277

REAL ESTATE TRANSFER TAX
00055.00
FP 103034

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## 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, 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 RECYCLED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

**STREET ADDRESS:** 7716 WEST OGDEN AVENUE UNIT 1F  
**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 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 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