

UNOFFICIAL COPY

A07-0870 lmg
Warranty Deed



Doc#: 0719134030 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 07/10/2007 09:14 AM Pg: 1 of 3

Mail subsequent tax bills to:

Valerie Komperda
9411 Kelvin Lane, Unit 3181
Schiller Park, IL 60176

This indenture, made this 27th day of June, 2007, between **Mariusz Dziewa & Patrycja Dziewa, Husband & Wife**, party of the first part, and Valerie Komperda, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does CONVEY and WARRANT unto the party of the second part

a) individually

and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A".

PIN: 12-10-314-023-1074

Common Address: 9411 Kelvin Lane, Apt. 3181, Schiller Park, IL 60176

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part, his, her, their heirs and assigns forever.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his, her, their heirs and assigns, that it has not done or suffered to be done

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anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) Real estate taxes and special assessments not due and payable at the time of closing; (b) Applicable zoning and building laws and ordinances and other ordinances of record; (c) Existing easements and encroachments; (d) Covenants, restrictions, agreements, conditions, building lines and other matters of record; (e) Governmental taxes or assessments for improvements not yet completed; (f) The Declaration of Condominium Ownership recorded as document number 0421010079, including all Exhibits thereto, rules and regulations, if any, and all other condominium documents, all as amended from time to time; (g) Terms and provisions of the Illinois Condominium Property Act; and (h) Acts done or suffered by party of the second part or anyone claiming by, through or under party of the second part.

Party of the first part also hereby grants to the grantee, its successors and assigns, all 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 therein.

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 recited and stipulated at length herein.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Mariusz Dziewa
Mariusz Dziewa

June 26th, 2007.

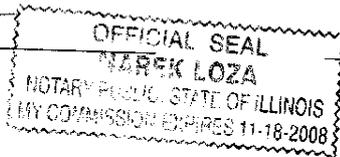
Patrycja Dziewa
Patrycja Dziewa

June 26th, 2007.

State of Illinois)
)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mariusz & Patrycja Dziewa, personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in persons and acknowledged that they signed and delivered the said instrument as their free and voluntary act for uses and purpose therein set forth.

[Signature]
Notary Public



JUNE 26, 2007.

Document Prepared by: Loza Law Offices P.C., 2500 E. Devon Avenue Suite 200, Des Plaines, IL 60018.

mail to: F. Di Giovanni, 7610 W. North Ave.,
Elmwood Park, IL 60707

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Ticor Title Insurance

Commitment Number: A07-0870

SCHEDULE C PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

UNIT NUMBER 3181 IN THE KRISTINA PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBE TRACT OF LAND:
LOT 3 (EXCEPT THE WEST 74.0 FEET OF THE NORTH 146.0 FEET OF LOT 3, THE EAST 54.0 FEET OF THE WEST 129.0 FEET OF THE NORTH 29.72 FEET OF THE SOUTH 53.72 FEET, THE NORTH 10.0 FEET AND THE SOUTH 45.0 FEET THEREOF) IN THE KRISTINA SUBDIVISION, BEING A SUBDIVISION OF LOTS 8 THROUGH 30, BOTH INCLUSIVE, AND VACATED PORTIONS OF WESLEY TERRACE AND KELVIN LANE IN KELVIN PARK, A SUBDIVISION IN THE NORTH SECTION OF ROBINSON'S RESERVE IN TOWNSHIP 40 NORTH, RANGE 12, 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 NUMBER 0421010079; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PIN: 12-10-314-023-1074

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



JUL.-9.07

REVENUE STAMP

0000027617

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0005450 |
| FP 103042 |

STATE OF ILLINOIS

STATE TAX



JUL.-9.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000015114

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|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0010900 |
| FP 103037 |