

UNOFFICIAL COPY

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072111119

**Special Warranty Deed**

Doc#: 072111119 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 07/30/2007 12:22 PM Pg: 1 of 2

This indenture, made this 25<sup>th</sup> day of July 2007, between **207 N. Park Side Inc.**, an Illinois corporation, party of the first part, and **Zbigniew Niewinski** 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, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part

J  
B

- a) individually
- b) as joint tenants, not tenants in common
- c) husband and wife, as tenants by the entirety, not joint tenants not tenants in common
- d) as tenants in common, not as joint tenants

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: 16-08-411-008-0000 (affects underlying land)

Common Address: 207-09 N. Parkside Avenue, Unit 1N, Chicago, IL 6044

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, (thei) heirs and assigns forever.

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, 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 for the current year not due and payable; (b) Existing easements and encroachments; (c) Covenants, restrictions, agreements, conditions and building lines of record;(d) Governmental taxes or assessments for improvements not yet completed; (e) The Declaration of Condominium Ownership for 207-09 Parkside Avenue Condominium recorded as document number 0634515048 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for 207-09 Parkside Avenue Condominium; (f) The Illinois Condominium Property Act; and (g) Acts done or suffered by Grantee.

Grantor 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

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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.

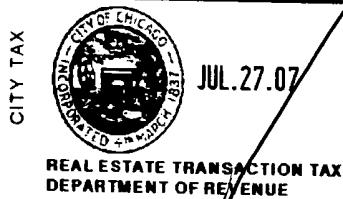
This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

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.

207 Park Side Inc.  
By Krzysztof Nadborski

State of Illinois )  
County of Cook )

CITY OF CHICAGO



REAL ESTATE TRANSFER TAX
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# 0000023436

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Krzysztof Nadborski, President of 207 Park Side Inc., known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in persons and acknowledged that he signed and delivered the said instrument in the capacity as the President of the 207 Park Side Inc. as his free and voluntary act for uses and purpose therein set forth.

*[Signature]*  
Notary Public

July 25, 2007.

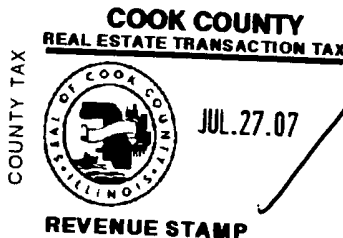


After recording mail to:  
Zbigniew Niewinski  
207-09 N. Parkside Avenue  
Unit 1N  
Chicago, IL 60644

Chris Koczwar  
5832 S. Archer Ave.  
Linder Ave. Suite  
Chicago, IL 60638

Mail subsequent tax bills to:  
Zbigniew Niewinski  
207-09 N. Parkside Avenue  
Unit 1N  
Chicago, IL 60644

Document Prepared by:  
Loza Law Offices P.C.  
2500 E. Devon Avenue  
Suite 200  
Des Plaines, IL 60018  
Tel. 847-805-0990



REAL ESTATE TRANSFER TAX
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