

# UNOFFICIAL COPY

**PREPARED BY:**

B. George Oleksiuk and Associates, P.C.  
422 E. Palatine Road  
Palatine, IL 60074



Doc#: 0727540044 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/02/2007 10:35 AM Pg: 1 of 3

**MAIL TAX BILL TO:**

James W. Miller & Erin K. Kowalski  
2610 West Iowa Street, Unit 3F  
Chicago, IL 60622

**MAIL RECORDED DEED TO:**

Stephen E. Vargo, Esq.  
77W. Washington St., Suite 1620  
Chicago, IL 60602

## SPECIAL WARRANTY DEED

THE GRANTOR, 2610 W. IOWA II, INC., 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 James W. Miller, a single man and Erin K. Kowalski, a single woman, not as tenants in common but as Joint Tenants, of 2036 West Huron, Chicago, IL 60622, all interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL A: UNIT 3S IN THE 2610 WEST IOWA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THE EAST 2 1/2 FEET OF LOT 43 IN BLOCK 2 IN EASTON'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE NORTH 33 FEET AND THE SOUTH 33 FEET).

PARCEL 2: LOT 4 IN EUTEN AND RUBIN'S RESUBDIVISION OF LOTS 44, 45, 46, 47, AND 48 IN BLOCK 2 IN EASTON'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 33 FEET AND THE SOUTH 33 FEET).

WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 12, 2007, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 0716322086, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Grantor also hereby grants to the Grantee, its successors and assigns, such 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, 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 also 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. There were no tenants as this is new construction.


Permanent Index Number(s): 16-01-421-035-0000  
Property Address: 2610 West Iowa Street, Unit 3F, Chicago, IL 60622  
Permanent Index Number(s): 16-01-421-040-0000

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: general

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STATE TAX

STATE OF ILLINOIS



SEP. 27. 07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000020834

REAL ESTATE TRANSFER TAX
00255.00
FP326652

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



SEP. 27. 07


REVENUE STAMP

# 0000035798

REAL ESTATE TRANSFER TAX
00127.50
FP326665

CITY TAX

CITY OF CHICAGO



SEP. 27. 07


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000031855

REAL ESTATE TRANSFER TAX
01000.00
FP326650

CITY TAX

CITY OF CHICAGO



SEP. 27. 07

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000031856

REAL ESTATE TRANSFER TAX
00912.50
FP326650

Property of Cook County Clerk's Office

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Special Warranty Deed - Continued

real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities; drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

Dated this 12th Day of September 20 07

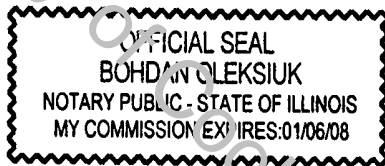
2610 W. IOWA II, INC.

By : [Signature]  
BOGDAN KLISCH, PRESIDENT OF 2610 W. IOWA, II, INC.

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that BOGDAN KLISCH, PRESIDENT OF 2610 W. IOWA II, INC., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12th Day of September 20 07



[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

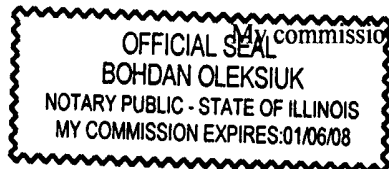
2610 W. IOWA II, INC.

By : [Signature]  
MICHAEL KOPOT, SECRETARY OF 2610 W. IOWA, II, INC.

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that MICHAEL KOPOT, SECRETARY OF 2610 W. IOWA II, INC., personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12th Day of September 20 07



[Signature]  
Notary Public

My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_