

UNOFFICIAL COPY

STEWART TITLE
2 NORTH LASALLE #625
CHICAGO, ILLINOIS 60602
312-849-4243



Doc#: 0730640144 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 11/02/2007 04:04 PM Pg: 1 of 3

34092

STEWART TITLE OF ILLINOIS
2 N. LaSalle Street
Supt. 625
Chicago, IL 60602
312-849-4243

SPECIAL **WARRANTY DEED** 3

LEGAL DESCRIPTION

Unit 7408-1 together with its undivided percentage interest in the common elements in Damen Fargo Condominium, as delineated and defined in the Declaration recorded as document number 0627010037, in the Southwest Fractional 1/4 of Fractional Section 30, Township 41 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 7408 North Damen Avenue
Condo 1
Chicago IL
PIN/Tax Code: 11-30-316-005

UNOFFICIAL COPY

Special Warranty Deed

546092 1 of 2

This indenture, made this 26th day of October, 2007, between **2001 Fargo Inc.**, an Illinois corporation, party of the first part, and **Zygfryd Grabowski**, 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

- 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: 11-30-316-005-0000 (affects underlying land)

Common Address: 7408 N. Damen Avenue, Unit 1, Chicago, IL 60645

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 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 Damen Fargo Condominium recorded as document number 0627010037 including all Exhibits thereto, as amended from time to time, and rules and regulations, if any, for Damen Fargo 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 unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and

UNOFFICIAL COPY

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.

October 26, 2007.

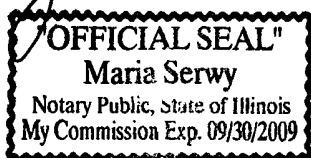
2001 Fargo 2001
By: John Tomsia

State of Illinois)
)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that John Tomsia personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the said instrument in the capacity as Member of the 2001 Fargo Inc. as his free and voluntary act for uses and purpose therein set forth.

Notary Public

October 26, 2007.



After recording mail to
Zygfryd Grabowski
7400 N. Damen Avenue
Unit 1
Chicago, IL 60645

Mail subsequent tax bills to:
Zygfryd Grabowski
7400 N. Damen Avenue
Unit 1
Chicago, IL 60645

Document Prepared by:
Loza Law Offices P.C.
2500 E. Devon Avenue
Suite 200
Des Plaines, IL 60018
Tel. 847-297-9977

REAL ESTATE TRANSFER TAX	01387.50	FP 102807
--------------------------	----------	-----------

000002877

CITY OF CHICAGO

NOV.-2.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

REAL ESTATE TRANSFER TAX	00185.00	FP 102804
--------------------------	----------	-----------

000002088

STATE OF ILLINOIS

NOV.-2.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

STATE TAX

REAL ESTATE TRANSFER TAX	00092.50	FP 102810
--------------------------	----------	-----------

000002378

COOK COUNTY
REAL ESTATE TRANSACTION TAX

NOV.-2.07

REVENUE STAMP

COUNTY TAX