

UNOFFICIAL COPY



Doc#: 0817835056 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2008 11:08 AM Pg: 1 of 3

**Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)**

THE GRANTOR(S)

Above Space for Recorder's use only

ABA INVEST, INC. an Illinois Corporation

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 IL 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

JERRY KOSAK,

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

UNIT NUMBER (S) 5 IN 2322 SOUTH 17th AVENUE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH QUARTER OF LOT 8, ALL OF LOT 9 AND THE NORTH 1/2 OF LOT 10 IN BLOCK 6 IN KOMAREK'S W 22nd STREET SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 27, TOWNSHIP 39 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 JANUARY 28, 2008 AS DOCUMENT NUMBER 0802815071; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


Permanent Index Number (PIN): 15-27-104-028-0000 (*affects underlying land*)

Address(es) of Real Estate: 2322 SOUTH 17th AVENUE, UNIT 5, NORTH RIVERSIDE, IL 60546

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

Document No.(s); and to General Taxes for 2007 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 20th day of June, 2008.


ANITA BRYNIARSKA, *President*
ABA Invest, Inc.

CTI@HX4266681 1 of 2 Enclosed

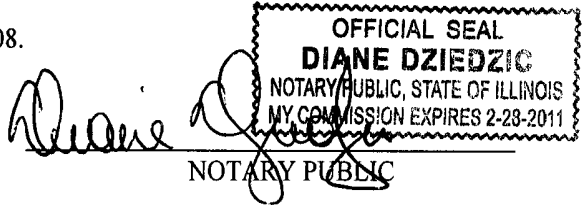
BOX 334 CTI

UNOFFICIAL COPY

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 ANITA BRYNIARSKA personally known to me to be President of the corporation, and personally known to me to be the Secretary of said corporation, and 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 as such President and Secretary, they 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 20th day of June, 2008.

Commission expires 02-28-2011



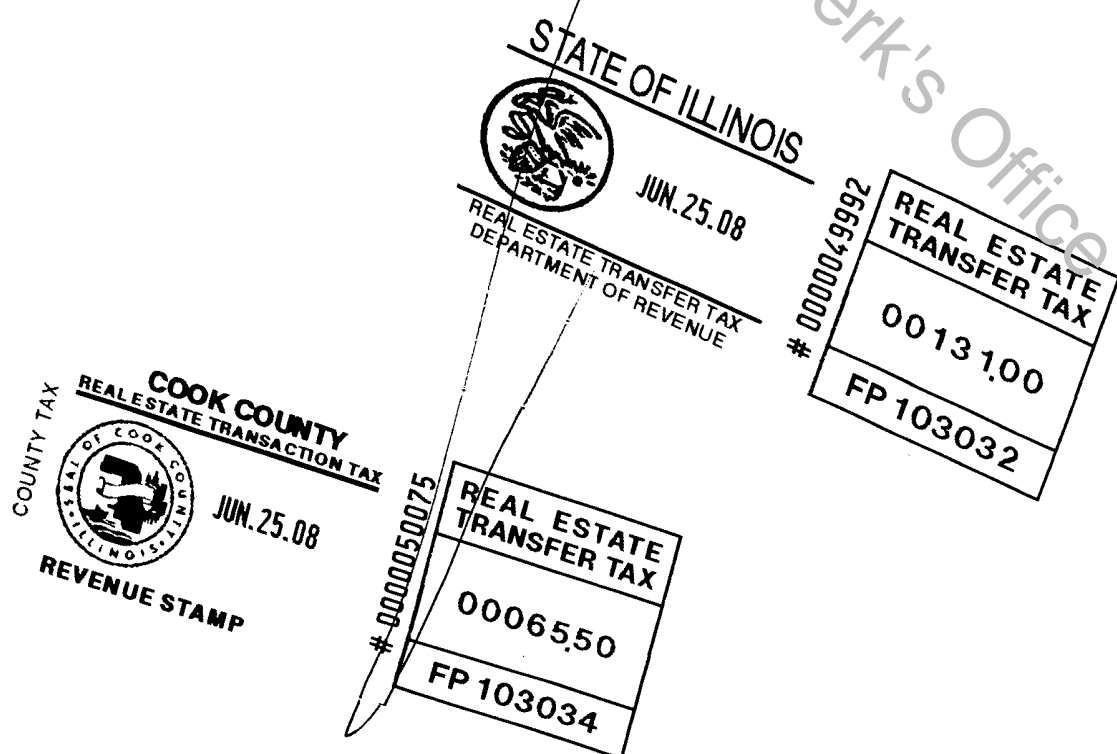
This instrument was prepared by: John Farano, Jr., 7836 W. 103rd Street, Palos Hills, IL 60465

MAIL TO:
JERRY KOSAK
2322 SOUTH 17TH AVENUE, UNIT 5
NORTH RIVERSIDE, IL 60546

SEND SUBSEQUENT TAX BILLS TO:
JERRY KOSAK
2322 SOUTH 17TH AVENUE, UNIT 5
NORTH RIVERSIDE, IL 60546

OR

Recorder's Office Box No. _____



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EXHIBIT "B"

THE TENANT OF UNIT 5 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 RECITED AND STIPULATED AT LENGTH HEREIN.

Property of Cook County Clerk's Office