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0911831065

Doc#: 0911831065 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/28/2009 12:29 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

Grantor: Colonial Savings, F.A.

to

Grantee: Bonitta H. Swajkowski and Michael Jon Radziewicz, both unmarried, not as tenants in common, but as Join Tenants

PIN # 14-08-207-021-1003

Address: 5302 N. Winthrop Ave Unit # 3 Chicago, IL 60640

0902450 2/2

UNOFFICIAL COPY**SPECIAL WARRANTY DEED**

THE GRANTOR, **COLONIAL SAVINGS, F.A.**, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to THE GRANTEE, **BONNITTA H. SWAJKOWSKI**, a single woman of the City of Chicago, County of Cook, State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

Property Index Number: **14-08-207-021-1003**

Address of Real Estate: **5302 North Winthrop Avenue, Unit 3
Chicago, Illinois 60640**

Legal Description:**PARCEL 1:**

UNIT NUMBER 3 IN THE 5302 N. WINTHROP CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 25 FEET OF LOT 12 IN BLOCK 9 IN JOHN COCHRAN'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED OCTOBER 8, 2002 AS DOCUMENT NUMBER 0027105186; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF BALCONY 3 AND PARKING SPACE P-2, LIMITED COMMON ELEMENTS AS DISCLOSED IN THE DECLARATION AFORESAID.

Grantor warrants and Grantees and Grantees' heirs and assigns that is has not done or suffered to be done anything to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all persons asserting claims through Grantor contrary to the foregoing limited warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED, THIS CONVEYANCE OF REAL ESTATE AND IMPROVEMENTS THEREON IS MADE "AS IS", WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND EXCEPT THE WARRANTY OF TITLE EXPRESSLY PROVIDED HEREIN.

SUBJECT TO: terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party walls rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing of general assessments established pursuant to Declaration of Condominium; restrictions of record, building lines, public, all applicable zoning laws and ordinances, existing leases and tenancies, if any; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments, general real estate taxes not yet due and payable. The Grantor(s) certify(ies) that this property is not subject to any homestead rights and the Grantor(s) further certify(ies) that Grantor(s) reside(s) at a different location. Grantee(s) shall have and hold said premises forever.

Dated this 8th day of April, 2009.

COLONIAL SAVINGS F.A.,

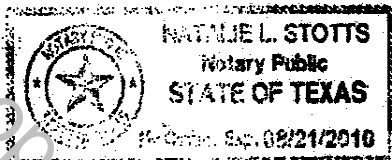

By: Barry R. Baker-Vice President

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STATE OF Texas)
) SS
 COUNTY OF Tarrant)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Barry R. Baker, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 8th day of April, 2009.



[Signature]
 Notary Public

Prepared By: Lysinski & Associates, P.C.
 4418 N. Milwaukee Ave.
 Chicago, IL 60630
 Tel. (773) 777-9888
 Fax. (773) 777-5888

MAIL TO:

Michael Grabill
 701 Skokie Boulevard, Suite 420
 Northbrook, Illinois 60062

Send subsequent tax bills to:

Bonnitta H. Swajkowski
 5302 N. Winthrop, Unit 3
 Chicago, Illinois 60640

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 577540 \$3,265.50
 04/27/2009 13:21 / Batch 02510 14

