

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 0525218073 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 09/09/2005 03:06 PM Pg: 1 of 3



Doc#: 0913855081 Fee: \$40.00
Eugene "Gene" Moore
Cook County Recorder of Deeds
Date: 05/18/2009 02:23 PM Pg: 1 of 3

FREEDOM TITLE CORP.
670 7655 132

THE GRANTOR PRUSKI DEVELOPMENT, LLC.,

a Limited Liability Company
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
Illinois, for and in consideration of the sum of Ten----- DOLLARS,
and other good and valuable consideration _____ in hand
paid, and pursuant to authority given by the Board of Managers of
said LLC., CONVEYS and WARRANTS to

^{M.}
CZESLAWA GRABOWSKA

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

As Per Attached:

**THIS DEED IS BEING RE-RECORDED TO CURR A SRIWENK'S ERROR IN THE
PERMANENT INDEX NUMBER**
This is not Homestead Property of Grantor.

Permanent Real Estate Index Number(s) 12-11-310-094-10013

Address of Real Estate: 8637 1/2 W. FOSTER, UNIT # 2A CHICAGO, IL 60656
SUBJECT TO: covenants, conditions and restrictions of record, and to
General Taxes for 2004 and subsequent years.

In Witness Whereof, said Grantor has caused its name to be signed to these
presents by its Managing Member, this 31st day of AUGUST, 2005.

PRUSKI DEVELOPMENT, LLC.

(Name of Corporation)

Managing Member

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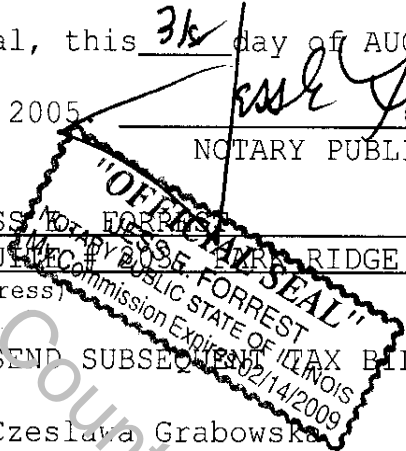
State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for the County and State aforesaid, Do HEREBY CERTIFY that ANDREW BEDNARZ personally known to me to be the Managing Member of the PRUSKI DEVELOPMENT, LLC. and personally known to me to be the same person whose names is subscribed to the foregoing instrument, appeared before me this day in person as such Managing Member, he signed and delivered the said instrument, as his free and voluntary act, and as the free and voluntary act and deed of said LLC., for the uses and purposes therein set forth.

Given under my hand and official seal, this 31st day of AUGUST, 2005.

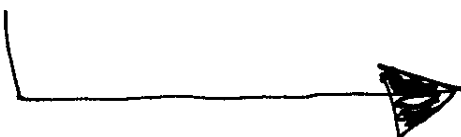
Commission expires _____ 2005 _____

 NOTARY PUBLIC

This instrument was prepared by JESSIE FORREST
1400 RENAISSANCE DRIVE, SUITE 203E, FARM RIDGE, IL 60068
 (Name and Address)



MAIL TO:



SEND SUBSEQUENT TAX BILLS TO:
 Czeslawa Grabowska
 8637 1/2 W. FOSTER, UNIT # 2A
 CHICAGO, IL 60656

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 396459 \$1,350.00
 09/09/2005 13:47 Batch 11893 57



REAL ESTATE TRANSFER TAX	0009000	FP326670
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000071282

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 SEP. -9.05
 COOK COUNTY
 REVENUE STAMP
 COUNTY TAX



STATE OF ILLINOIS

STATE TAX



SEP. -9.05

REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX	0018000	FP326669
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0000086057

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 2A IN THE 8637 ½ FOSTER AVENUE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0331145081 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS DEFINED AND SET FORTH IN THE DECLARATION OF EASEMENT FILED AS DOCUMENT NO. LR2869282, AS AMENDED, FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE RIGHT TO THE USE OF PARKING SPACE NUMBER 4 AND STORAGE SPACE NUMBER 4 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0331145081.

P.I.N.: 12-11-310-094-10083

Commonly known as: 8637 ½ FOSTER AVENUE, UNIT #2A, CHICAGO, Illinois, 60656

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.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL .

~~THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.~~

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.