

UNOFFICIAL COPY

BANKLISTED TITLE

09BAR15021

This instrument prepared by:
Richard W. Laubenstein
216 West Higgins Road
Park Ridge, IL 60068

After recording Return to:

*Agnes Pogorzelski #107,
7443 W. Irving Park
Chicago, IL 60634*

Send subsequent Tax Bills to:

*Sergiusz Zgrzebski
4517 N. Central Park, #1E
Chicago, IL 60625*

09BAR15021

SPECIAL WARRANTY DEED

This Indenture is made as of the 26th day of June, 2009, by AUSTIN BANK OF CHICAGO, a 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 Illinois, ("Grantor"), whose address is 5645 W. Lake Street, Chicago, Illinois 60644, and Sergiusz Piotr Zgrzebski ("Grantee"), whose address is 4502 Wellington Avenue, Apt. 1, Chicago, Illinois 60641;

WITNESSETH, that Grantor for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

Unit 4517-1E in the Terraces on Central Park Condominiums as delineated on a survey of the following described real estate: The North 10 feet of Lot 31 and all of Lots 32 and 33 in Block 4 in A.R. Hill and Company's Northwest Elevated Road Addition, being a Subdivision by Alonzo H. Hill of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document No. 0513939010, together with its undivided percentage interest in the common elements.

Permanent Tax Index Number: 13-14-213-033-1002

Commonly known as : 4517 N. Central Park, Unit 1E, Chicago, Illinois 60641 25

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in anyway appertaining, and the reversion or reversions, remainder or remainders,



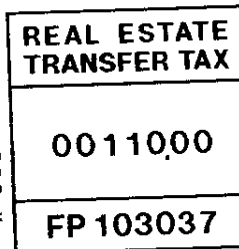
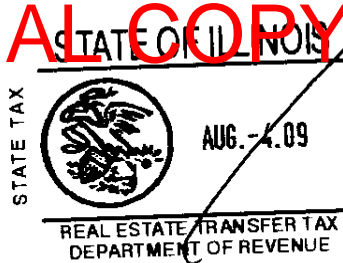
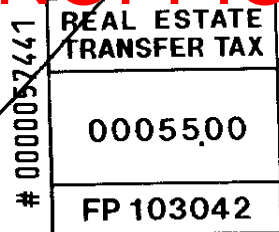
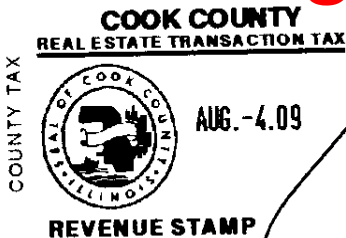
Doc#: 0921631034 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/04/2009 09:47 AM Pg: 1 of 4

City of Chicago
Dept. of Revenue
585644
08/04/2009 09:28
Batch 32677 13
Transfer Stamp
\$1,155.00



yob

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buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever,

And Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit A attached hereto and made a part hereof.

In Witness Whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its President pursuant to authority given by the Board of Directors, this 26th day of June, 2009.

AUSTIN BANK OF CHICAGO

By: Colette Loesher
Colette Loesher, President

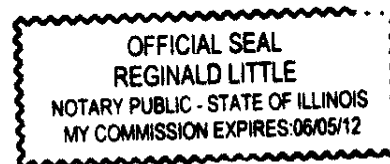
STATE OF ILLINOIS }
COUNTY OF COOK } SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Colette Loesher, personally known to me to be the President of Austin Bank of Chicago, and 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 severally acknowledged that as such President she signed and delivered the said instrument pursuant to authority given by the Board of Directors as her free and voluntary act, and as the free and voluntary act and deed of said Austin Bank of Chicago, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26th day of JUNE, 2009

[Signature]
Notary Public

My commission expires: 6-5-12



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EXHIBIT A PERMITTED ENCUMBRANCES

1. Subject to building setback lines, easements, ordinances, party walls and party wall rights, covenants, conditions and restrictions, if any, as disclosed by the county recorder's land records.
2. Acts done or suffered by or judgments against Purchaser or anyone claiming by through or under Purchaser.
3. Purchaser's mortgage, if any, and related documents.
4. Leases or licenses affecting the common elements.
5. Liens and other matters of title over which the title insurer is willing to insure without cost to seller or purchaser.
6. Taxes for the ^{2nd Installment} year 2008 and subsequent years.
7. Declaration of Condominium Ownership recorded as Document Number 0513939010, as amended from time to time.

Cook County Clerk's Office

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LEGAL DESCRIPTION

Unit 4517-1E in the Terraces on Central Park Condominiums as delineated on a survey of the following described real estate: The North 10 feet of Lot 31 and all of Lots 32 and 33 in Block A in A.R. Hill and Company's Northwest Elevated Road Addition, being a subdivision by Alonzo H. Hill of the North 1/2 of the Southwest 1/4 of the Northeast 1/4 of Section 14, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached to the Declaration of Condominium recorded as Document No. 0513939010, together with its undivided percentage interest in the common elements

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 4517 North Central Park Avenue, Unit 1E, Chicago, IL 60625
PIN: 13-14-213-033-1002

PROPERTY OF COOK COUNTY CLERK'S OFFICE