

# UNOFFICIAL COPY

**PREPARED BY:**

Codilis & Associates, P.C.  
Tammy A. Geiss, Esq.  
15W030 N. Frontage Rd.  
Burr Ridge, IL 60527

*FNT-Codilis*  
*11-24073*



**MAIL TAX BILL TO:**

George Kniazewski and Lucyna Kniazewski  
500 Higgins Road Unit #2B  
Park Ridge, IL 60068

Doc#: 1200940001 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/09/2012 09:21 AM Pg: 1 of 2

**MAIL RECORDED DEED TO:**

Andrew Maggio Attorney at Law  
7819 W Lawrence Ave  
Norridge, IL 60706-3211

## SPECIAL WARRANTY DEED

THE GRANTOR, OWB REC, LLC, a corporation organized and existing under the laws of the State of Texas, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, GRANTS, CONVEYS AND SELLS to George Kniazewski and Lucyna Kniazewski, of 7706 N. Clarence Chicago, IL 60631, all interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

*\* as joint tenants and not tenants in common*

UNIT 2-B IN CRESCENT COURT CONDOMINIUMS AS DELINEATED ON A SURVEY OF LOTS 5 AND 6 IN BLOCK 10 IN KINSEY'S PARK RIDGE SUBDIVISION OF PART OF SECTION 1 AND 2, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 11, 1980 AS DOCUMENT 25357534 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 12-02-408-016-1007

PROPERTY ADDRESS: 500 Higgins Road Unit #2B, Park Ridge, IL 60068



CITY OF PARK RIDGE  
REAL ESTATE  
TRANSFER STAMP

NO. 31517

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under grantor, subject to: general real estate taxes not yet due or payable, any special assessments not yet due or payable; building, building line and use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances, easements for public utilities, drainage ditches, feeders and drain tile, pipe or other conduit and all other matters of record affecting the property.

*BOX 15*

### FIDELITY NATIONAL TITLE

REAL ESTATE TRANSFER	12/22/2011
COOK	\$23.50
ILLINOIS:	\$47.00
TOTAL:	\$70.50



12-02-408-016-1007 | 20111201600838 | S8L427

*COOK*  
*SSP*  
*SC*  
*INT*

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Special Warranty Deed - *Continued*

Dated this \_\_\_\_\_ Day of NOV 29 2011 20\_\_

OWB REO, LLC, by One West Bank,  
as Attorney in Fact

By: *Jeannie Cisneros*  
Jeannie Cisneros  
AVP/REO

STATE OF TEXAS )  
                                  TRAVIS ) SS.  
COUNTY OF \_\_\_\_\_ )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jeannie Cisneros AVP/REO, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this \_\_\_\_\_ Day of NOV 29 2011 20\_\_

*Michelle M. Wilhelm*  
Notary Public  
My commission expires: \_\_\_\_\_

Exempt under the provisions of \_\_\_\_\_  
Section 4, of the Real Estate Transfer Act \_\_\_\_\_ Date: \_\_\_\_\_  
Agent.



Property Address:  
500 Higgins Road Unit #2B  
Park Ridge, IL 60068

Property of Cook County Clerk's Office