GEORGE E. COLE® LEGAL FORMS

WINDEFFICIAL COSTATIONS 45 001 Page 1

1999-03-15 10:34:35

Cook County Recorder

25.50

WARRANTY DEED

Statutory (Illinois)

May 1996

(Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

99243890

for a particular purpose.	,,,,,,			
THE GRANTOR TATRIC JA	ROSIEWICZ, ma	Above Sp rried to Si	pace for Recorder's us Lyia Giza	se only
of the Village of Elmwood P	KCounty of Cook	State of	Illinois	for and
in consideration of <u>Ten</u>			DOLL	ARS, and other good
and valuable considerations				
CONVEYS and WARRA	ANT ST		ZA 'Connor Drive, ve, IL 60171	Unit 2SW
	(Name and A	idress of Grantee)		
the following described Real Estate situat	ed in the County of	Cook	in the St	tate of Illinois, to wit:
See Legal Description a		1/1		
THIS IS NOT THE HOMESTE	AD PROPERTY (OF GRANTOR		
hereby releasing and waiving all rights SUBJECT TO: covenants, conditions,	under and by virtue o	f the Homestead Exord,	emotion Laws of the Sta	te of Illinois.
Document No.(s)	;		5	
; and to General Taxe		and subsequent	years.	
Permanent Real Estate Index Number(s):				,·
Address(es) of Real Estate: 8250	W. O'Connor	Drive, Unit	2SW, River Gr	o₀, IL 60171
	Dated this	34h	_day of <i>Marah</i>	, 19 <u>_29</u>
PLEASE THE TABLE	m	(SEAL)	-	(SEAL)
PRINT OR WATRIC JARO TYPE NAME(S) BELOW				
SIGNATURE(S)				

CO. NO. 016 EJIAIR TRANSFER TAX

DEMON OF SERVICE Warranty Deed တ Individual to Individual GEORGE E. COLE® **LEGAL FORMS** OTO CO St.

St.

St.

FRTII

State of Illinois, County of COOK	ss I, the undersigned, a Notary Public in and for				
said County, in the State aforesaid, DO HEREBY CERTIFY that PATRIC JAROS IEWICZ					
"OFFICIAL SEAI married to Silwia Giza					
Notary Public, State of Hiross My Champission Exp. 03/05/2002 ing instrument, appeared before me this day in person, and acknowledged that the experiment is appeared before me this day in person, and acknowledged that the experiment is appeared before me this day in person, and acknowledged that the experiment is appeared before me this day in person, and acknowledged that the experiment is appeared before me this day in person, and acknowledged that the experiment is appeared before me this day in person, and acknowledged that the experiment is appeared before me this day in person, and acknowledged that the experiment is appeared before me this day in person.					
HERE signed, sealed and delivered the said instrument as <u>his</u> 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 official seal, this	day of Morch 1999				
Commission expires 3/5 202 Augustituts					
NOTARY PUBLIC					
This instrument was prepared by <u>Jess E, Forrest, 4970 N. Harlem, Harwood Hts., IL 60656</u> (Name and Address)					
	SEND SUBSEQUENT TAX BILLS TO:				
(Name)	BOGDAN GIZA				
MAIL TO: {}	(Name)				
(Address)	9250 II 010 B				
	8250 W. O'Connor Drive, Unit 2SW (Address)				
(City, State and Zip)	River Grove, IL 60171				
OR RECORDER'S OFFICE BOX NO.	(City, State and Zip)				

88543880

UNOFFICIAL COPY

99243890

LEGAL DESCRIPTION

UNIT 2SW IN THE 8250 W. O'CONNOR DRIVE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE SOUTH 7.0 FEET, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE THEREOF OF LOT 20 (EXCEPT THAT PART LYING EAST OF THE EAST LINE EXTENDED NORTH OF THE WEST 52.94 FEET OF LOT 21) AND THE WEST 52.94 FEET OF LOT 21 AND LOT 22 (EXCEPT THE WEST 13.94 FEET THEREOF) IN BLOCK 1 IN RIVER GROVE ESTATES, BEING A SUBDIVISION IN THE NORTHEAST FRACTIONAL QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, PEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED OCTOBER 12, 1998 BY PATRIC JAROSIEWICZ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON OCTOBER 15, 1998 AS DOCUMENT NO. 98924924, TOGETHER WITH ITO UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL.

P.I.N.: 12-26-201-060-0000

COMMONLY KNOWN AS: UNIT NO. 25W

8250 W. O'CONNOR DRIVE, RIVER GROVE, IL 60171

GRANTOR HEREIN FURTHER GRANTS TO GRANTEE THE EXCLUSIVE USE OF PARKING SPACE AND STORAGE SPACE NUMBERED 25%.

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 CRANTOR 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.

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.

UNOFFICIAL COPY