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2000-01-04 12:39:56
Cook County Recorder 25.50

GEORGE E. COLE® No. 810 REC
LEGAL FORMS February 1996

WARRANTY DEED
Joint Tenancy
Statutory (Illinois)
(Individual to Individual)



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Above Space for Recorder's use only

THE GRANTOR(S) MAREK AND BOZENA GALAN, HUSBAND AND WIFE

of the CITY of CHICAGO County of COOK State of ILLINOIS for and in consideration

of TEN ----- DOLLARS, and other good and valuable considerations in hand paid,

CONVEY(S) _____ and WARRANTS(S) _____ to TIMOTHY J. AND DIVINITY TR. JOHNSON
806 Grey
Evanston, IL 60202

(Names and Address of Grantees)

not in Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED HERETO:

ATGF, INC

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 11-30-307-084

Address(es) of Real Estate: 7306 N. Ridge Ave, Unit # 2B, Chicago, IL 60645

DATED this: 23rd day of Dec 19 99

Please print or type name(s) below signature(s)

_____(SEAL) _____(SEAL)
MAREK GALAN BOZENA GALAN
_____(SEAL) Bozena Galan (SEAL)

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 MAREK GALAN and BOZENA GALAN, husband and wife



personally known to me to be the same person s whose name s subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that t hey 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.

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GEORGE E. COLE
LEGAL FORMS

STATE TAX
STATE OF ILLINOIS
JAN. -3.00
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

00000513
0000005813
REAL ESTATE TRANSFER TAX
0006500
FP326652

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
JAN. -3.00
REVENUE STAMP

0000005819
REAL ESTATE TRANSFER TAX
0003250
FP326665

CITY TAX
CITY OF CHICAGO
JAN. -3.00
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000004120
REAL ESTATE TRANSFER TAX
0048750
FP326650

TO

Warranty Deed
JOINT TENANCY
INDIVIDUAL TO INDIVIDUAL

Given under my hand and official seal, this 23rd day of Dec 19 93

Commission expires _____ 19 _____

[Signature]
NOTARY PUBLIC

This instrument was prepared by Jess E. Forrest, 4970 N. Harlem, Harwood Hts., IL 60706
(Name and Address)

MAIL TO: John A. Seating
(Name)
Suite 311 - 1007 Clark St
(Address)
Chicago, IL 60645
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

Timothy J. Johnson

(Name)

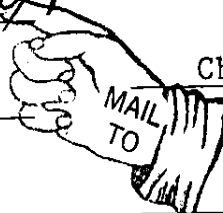
7306 N. Ridge Ave., # 2B

(Address)

Chicago, IL 60645

(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____



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PARCEL 1:

UNIT 2B IN THE RIDGE AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 3 AND THAT PART OF LOT 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE WESTERLY TO A POINT 160 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE AT A POINT IN THE SOUTH LINE OF LOT 3 EXTENDED; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO AND WITH THE WESTERLY LINE OF RIDGE AVENUE TO A POINT 160 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE TO A POINT IN THE NORTH LINE OF LOT 3 EXTENDED; THENCE EAST ALONG SAID LINE OF LOT 3 EXTENDED TO THE NORTHWEST CORNER OF LOT 3; THENCE SOUTHEASTERLY ALONG AND UPON THE EASTERLY LINE OF LOT 5 TO PLACE OF BEGINNING IN BLOCK 2 IN CONGDON'S RIDGE ADDITION TO ROGER'S PARK, A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY MAREK GALAN AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 10, 1998 AS DOCUMENT NO. 98699790, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE # S2B AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98699790.

P.I.N.: 11-30-307-084-0000

COMMONLY KNOWN AS UNIT NO. 2B, 7306 N. RIDGE AVENUE, CHICAGO, IL 60645

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.

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.