



0001008487

THE GRANTOR, *Carmen Alverio*, of 3907 North Harlem Avenue, Unit 104B, Chicago, Illinois, for and in consideration of TEN DOLLARS (\$10.00), in hand paid, CONVEY and QUIT CLAIM to *Carmen Alverio* of 3907 North Harlem Ave, Unit 104B, Chicago, Illinois and *Joseph Vallejo*, of 1440 South Western Avenue, Park Ridge, Illinois, not as tenants in common and not as tenants by the entirety, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

THIS CONVEYANCE IS EXEMPT FROM TRANSFER TAX PURSUANT TO ILCS 200/31-45(E) (THE ILLINOIS REAL ESTATE TRANSFER TAX LAW

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 and not in tenancy by the entirety but in JOINT TENANCY forever.

Address of Real Estate: 3907 North Harlem Avenue, Unit 104B, Chicago, Illinois 60634

Permanent Real Estate Index Numbers: ~~13-19-109-001, 13-19-109-002, 13-19-109-003, 13-19-109-004, 13-19-109-005, 13-19-109-027, 13-19-109-028, 13-19-109-029 and 13-19-109-030.~~ 13-19-109-045-1022

DATED this 18 day of ^{MARCH} ~~February~~, 2000.



Carmen Alverio
CARMEN ALVERIO

State of Illinois)
)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that *Carmen Alverio*, 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 acknowledged that he/she/they signed, sealed and delivered the said instrument as his/hc /their free and voluntary act, for the uses and purposes therein set forth, including release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of ~~February~~ ^{March}, 2000.

Glenda L Ortiz

NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY: Robert G. Guzaldo & Associates, Ltd., 6650 North Northwest Highway, Suite 208, Chicago, Illinois 60631; 773/467-0800

AFTER RECORDING, MAIL TO:
Ms. Carmen Alverio
3907 North Harlem Avenue
Unit 104B
Chicago, Illinois 60634

SEND SUBSEQUENT TAX BILLS TO:
Ms. Carmen Alverio
3907 North Harlem Avenue
Unit 104B
Chicago, Illinois 60634

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT NUMBER 104 B AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P104 B AND STORAGE SPACE S104 B LIMITED COMMON ELEMENTS IN THE AVANTI POINT CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

CERTAIN LOTS IN BLOCK 9 AND 10 IN UTITZ AND HEIMANN'S IRVING PARK BOULEVARD ADDITION, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, (EXCEPT EAST 40 ACRES) AND THAT PART OF WEST THE 1674.1 FEET LYING SOUTH OF THE ROAD IN THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13, LYING EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96160541 AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO GRANTEES, THEIR HEIRS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF THE PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION, 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 ONLY TO THE FOLLOWING: GENERAL TAXES NOT YET DUE AND PAYABLE; PUBLIC UTILITY EASEMENTS; EASEMENTS, COVENANTS AND RESTRICTION AND BUILDING LINES OF RECORD, AND AS SET FORTH IN THE DECLARATION: APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE AFORESAID DECLARATION AND RESERVATION BY SELLER ITSELF AND ITS SUCCESSORS AND ASSIGNS OF THE RIGHT AND EASEMENTS SET FORTH IN SAID DECLARATION. PROVISIONS OF CONDOMINIUM PROPERTY ACT OF ILLINOIS.

P.I.N. ~~13-19-109-001~~ ~~13-19-109-027~~ 13-19-109-045-1022
~~13-19-109-002~~ ~~13-19-109-028~~
~~13-19-109-003~~ ~~13-19-109-029~~
~~13-19-109-004~~ ~~13-19-109-030~~
13-19-109-005

The grantor or grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 3-18-00

Signature: Carmen Alverio
CARMEN ALVERIO

Subscribed and sworn to before me this 18th day of March, 2000.

Glenda Ortiz
NOTARY PUBLIC



The grantee or the grantee's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: 3-18-2000

Signature: Carmen Alverio
CARMEN ALVERIO

Subscribed and sworn to before me this 18th day of March, 2000.

Glenda Ortiz
NOTARY PUBLIC

Signature: Joseph Vallejo
JOSEPH VALLEJO

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)