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1097/0159 04 001 Page 1 of 2
2000-01-07 14:41:26
Cook County Recorder 23.50

WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

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THE GRANTOR MAREK GALAN and BOZENA GALAN, husband and wife
of the City Chicago County of Cook State of Illinois for and
in consideration of Ten DOLLARS, and other good
and valuable considerations _____ in hand paid,

CONVEY _____ and WARRANT _____ to Faruk Kacar
6133 N. Kenmore # 408
Chicago, IL 60660

(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal Description Attached hereto;

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) _____;

_____ and to General Taxes for 1999 and subsequent years.

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

Address(es) of Real Estate: 7306 N. Ridge Ave., Unit 3B, Chicago, IL 60645

Dated this 30th day of December, 1999.

Marek Galan (SEAL) Bozena Galan (SEAL)

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
Marek Galan (SEAL) Bozena Galan (SEAL)

ATGF, INC

UNOFFICIAL COPY

GEORGE E. COLE
LEGAL FORMS

21881000

STATE OF ILLINOIS
STATE TAX
JAN. -5.00
0000005872
REAL ESTATE TRANSFER TAX
0005500
FP326652
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

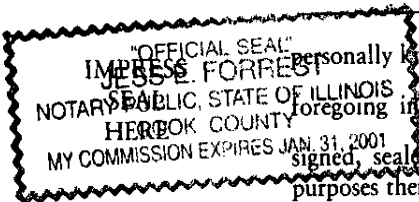
COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
JAN. -6.00
0000005879
REAL ESTATE TRANSFER TAX
0002750
FP326665
REVENUE STAMP

CITY OF CHICAGO
CITY TAX
JAN. -6.00
0000004180
REAL ESTATE TRANSFER TAX
0041250
FP326650
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

Warranty Deed
Individual to Individual

TO

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 they 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.

Given under my hand and official seal, this 30th day of December 19 99
Commission expires _____ 19 _____
NOTARY PUBLIC

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

MAIL TO: JOE METOUIC
(Name)
180 N. LaSalle, Suite 1916
(Address)
Chicago, IL 60601
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Faruk Kacar
(Name)
7306 N. Ridge Ave., # 3B
(Address)
Chicago, IL 60645
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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PARCEL 1:

UNIT 3B 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 # 3 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98699790. #700

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

COMMONLY KNOWN AS UNIT NO. 3B, 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.