

UNOFFICIAL COPY

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1045/0177 05 001 Page 1 of 2  
2001-04-19 12:53:32  
Cook County Recorder 23.50



WARRANTY DEED

THE GRANTOR, DEBRA A. VENA, formerly known as DEBRA A. BIONDI, married to RONALD M. VENA, of Arlington Heights, Illinois, for and in consideration of TEN and NO/100 DOLLARS and other good and valuable consideration, CONVEYS and WARRANTS to:

MARY GALIANO-LIGAMMARI, 2241 North 77<sup>th</sup> Ct., Elmwood Park, Illinois 60707, the following described Real Estate situated in the City of Elmwood Park, County of Cook, and State of Illinois, to wit:

Unit G1 in Angela Courts Condominium, as delineated on the survey of certain lots or parts thereof in Subdivision of First Addition to Ellsworth, being a subdivision located in Section 25, Township 40 North, Range 12 East of the Third Principal Meridian, which survey is attached as Exhibit "C" to the Declaration of Condominium Ownership recorded August 14, 1980 as Document 25547970, as amended from time to time, in Cook County, Illinois; together with its undivided percentage interest in the common elements appurtenant to said unit, as set forth in said declaration.

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SUBJECT TO: General real estate taxes not due and payable at time of closing; Special assessments confirmed after this contract date; building and building line and use or occupancy restrictions; conditions and covenants of record; zoning laws and ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe or other conduit; Party walls, party wall rights and agreements; terms, provisions, covenants, and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable, installments of assessments due after the date of closing.

Permanent Real Estate Index Number: 12-25-332-036-1001  
Address of Real Estate: 7611 West Altgeld, #1, Elmwood Park, Illinois.

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 forever. The real estate is not homestead property of Debra A. Vena and Ronald M. Vena.

DATED this 30<sup>th</sup> day of March, 2001.

First American Title  
Order # D011829C

294

*Debra A. Vena*  
DEBRA A. VENA

Village of Elmwood Park  
Real Estate Transfer Stamp  
922.00  
3/7/01  
[Signature]

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State of Illinois )  
                                  ) SS.  
County of DuPage )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that DEBRA A. VENA, formerly known as DEBRA A. BIONDI, married to RONALD M. VENA, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the use and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 30<sup>th</sup> day of March, 2001.

  
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Notary Public

OFFICIAL SEAL  
ADALBERT L. VLAZNY III  
NOTARY PUBLIC STATE OF ILLINOIS  
MY COMMISSION EXP. AUG 12 2003



MAILED:

SEND SUBSEQUENT TAX BILLS TO:

MARY GALIANO-LIGAMMARI  
7611 W. ALGELD #1  
ELMWOOD PARK, IL 60707

Mary Galiano-Ligammari.  
7611 West Algeld, #1  
Elmwood Park, Illinois 60707

THIS INSTRUMENT WAS PREPARED BY:

Adalbert L. Vlazny III  
Attorney at Law  
608 S. Washington Street, Suite 210  
Naperville, Illinois 60540  
Phone: 630/357-8668

020216  
Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP APR-2001  
92.25

030207  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
APR-2001 DEPT. OF REVENUE  
184.50