# 0 = 3m/4	0010492671
'	
Prepared by: Jess E. Forrest UNOFFIC 4970 N. Harlem Ave.,	278 /9/30 49 001 Page 1 of 2
Harwood Hts., Il 60706	5001-00-01 12:22:21
Peturn to:	Cook County Recorder 23.50
SANDRA GANJI 3042 N. CHRISTIANA AVE #1 CHICAGO, 16 60618	
3042 N. CHRISTIANA AVE	0010492671
THICAGO 72 606/8 Future Taxes to Grantee's Address	
OR to:	
SAME	
WARRANTY DEED	
(Individual to Individual)	
The Grantor(s) PATRIC JAROSIEWICZ,	
married to SYLVIA GIZA.	
inmitted to STEVINI GREAT	
Ž .	(The above space for Recorder's use only)
	nty of COOK State of ILLINOIS
for and in consideration of TVN	Dollars and other good and valuable consideration, in hand paid,
and warrants to SANDRA GANJI	
whose address is 2546 N. SOUTHFORT,	of the CITY of CHICAGO,
County of COOK State	
real estate situated in the County of COCK	, in the State of Illinois to wit:
AS PER ATTACHED:	
THIS IS NOT HOMESEAD PROPERTY OF GRANTO'S	
THIS IS NOT HOMESEAD TROTERTT OF GRANTY	,,
hereby releasing and waiving all rights under and by virtue of	the Hornestead Exemption Laws of the State of Illinois.
Permanent Index Number(s): 13-26-210-029-0000	'//x,
Property Address: 3042 N. CHRISTIANA AVE, UNIT #	1, CHICAGO , il
Dated this A 3/ST day of Way	, 2001 .
Dated this ( ) JS) day of Trug	, 2001
approx	
PATRIC JAROSIEWICZ	City of Chicag: Real Estate
/ /	Dept. of Revenue 🖫 🛊 Transfer Stamp
	252747 \$1,335.00
STATE OF ILLINOIS )	
) ss	06/07/2001 14:46 Batch 1/384 36
COUNTY OF COOK )	
,	
I, the undersigned, a Notary Public, in and for said County an	d State aforesaid, certify
PATRIC JAROSIEWICZ, married to SYLVIA GIZA,	/
	(s) subscribed to the foregoing instrument, appeared before me this
in person, and acknowledged that <b>HE</b> signed, sealed and uses and purposes therein set forth, including the release and v	delivered the said instruments HIS free and voluntary act for
ν	,
Given under my hand and Notarial Seal this 35	day of May ,2001 .//
	- COAL HAS
AFFIX TRANSFER TAX STAMP OR	We you you
"Exempt under provisions of	
Section 4, Real Estate Transfer Tax Act.	Notary Public, State of ILLINOIS
	My commission expires: 02/02/05
Date  Ruyar Sallar or Representative	Official Seal
Buyer, Seller or Representativ	Jess E Forrest
	Notary Public State of Illinois
	My Commission Expires 02/02/05

## UNOIEGIE DESCRIPTION COPUM 92671 Page 2 of 2

PARCEL: 1

UNIT NUMBER 1 IN THE 3042 N. CHRISTIANA CONDOMINIUM AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED OF REAL ESTATE:

LOT 7 IN BLOCK 13 IN AVONDALE, BEING A SUBDIVISION OF LOTS 1, 2, 5 AND 6 IN BRAND'S SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED FEBRUARY 01, 2001 BY PATRIC JAROSIEWICZ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON FEBRUARY 02, 2001 AS DOCUMENT NO. 0010131485, 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 # 1 AND PARKING # 1 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010131485.

P.I.N.: 13-26-210-029-0000

COMMONLY KNOWN AS: UNIT NO. 1

3042 N. CHRISTIANA AVE., CHICAGO , IL

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 BENFFIT 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 WELL 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 THERIN. COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF AECORD 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.



REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE REAL ESTATE TRANSFER TAX

00178,00

FP326669



