

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

No. 808-REC  
May 1996

## WARRANTY DEED Statutory (Illinois) (Individual to Individual)

0010781353

7183/0114 30 001 Page 1 of 3  
2001-08-23 15:26:01  
Cook County Recorder 25.50

*Ac-0106c*

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.



Above Space for Recorder's use only

*3p95*

THE GRANTOR PATRIC JAROSIEWICZ, married to SYLVIA GIZA  
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 ----- and WARRANT ----- to MELDA DENIZ  
2304 N. Hamlin  
Chicago, IL 60647

(Name and Address of Grantee)

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

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 ----- and subsequent years.

Permanent Real Estate Index Number(s): 13-26-210-029-0000

Address(es) of Real Estate: 3042 N. Christiana, Unit # 3, Chicago, IL 60618

Dated this 17th day of August, 192001

PLEASE  
PRINT OR  
TYPE NAME(S)  
BELOW  
SIGNATURE(S)

*[Signature]* (SEAL) \_\_\_\_\_ (SEAL)  
PATRIC JAROSIEWICZ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

# UNOFFICIAL COPY

City of Chicago  
Dept. of Revenue  
259166



Real Estate  
Transfer Stamp  
\$1,143.75

08/22/2001 14:03 Batch 03718 46

Warranty Deed  
Individual to Individual

GEORGE E. COLE  
LEGAL FORMS

TO

Property of Cook County Clerk's Office

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
AUG. 22. 01  
REVENUE STAMP

REAL ESTATE TRANSFER TAX
0007600
FP326670

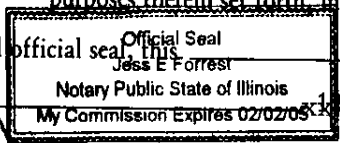
# 0000060961

State of Illinois, County of Cook ss. I, Jess E. Forrest, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRIC JAROSIEWICZ, married to SYLVIA GIZA

IMPRESS  
SEAL  
HERE

personally known to me to be the same person \_\_\_\_\_ whose name \_\_\_\_\_ subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that \_\_\_\_\_ he signed, sealed and delivered the said instrument as his 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 18<sup>th</sup> day of August, 2001  
Commission expires 02/02/05



Jess E. Forrest  
NOTARY PUBLIC

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

David P. Cudrawski  
(Name)  
70 W. Madison # 5330  
(Address)  
Chicago, Illinois 60602  
(City, State and Zip)

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:  
Imelda Deniz  
(Name)  
3042 N. Christiana, # 3  
(Address)  
Chicago, IL 60618  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_  
0010781353

UNOFFICIAL COPY

0010781353

LEGAL DESCRIPTION

PARCEL: 1

UNIT NUMBER 3 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 # 3 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. 3  
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 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.

FP326669  
0015200  
REAL ESTATE TRANSFER TAX

# 0000031372

DEPARTMENT OF REVENUE  
REAL ESTATE TRANSFER TAX



STATE TAX

MAR 22 01

STATE OF ILLINOIS

UNOFFICIAL COPY

Property of Cook County Clerk's Office