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GEORGE E. COLE®  
LEGAL FORMS

No. 808-REC  
May 1996

UNOFFICIAL COPY 99593658

3816/0040 20 001 Page 1 of 3  
1999-06-21 14:37:09  
Cook County Recorder 25.50

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



0011099677

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2001-11-23 09:37:31  
Cook County Recorder 25.50

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Above Space for Recorder's use only

THE GRANTORS,  
MAREK GALAN and BOZENA GALAN, husband and wife  
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 MARY O. WOODS  
5630 SHERIDAN ROAD  
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:

See 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 1998 and subsequent years.

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

Address(es) of Real Estate: 7306 N. Ridge Avenue, Unit 1A, Chicago, Illinois 60645

Dated this 27<sup>th</sup> day of May, 19 99

Marek Galan (SEAL) Bozena Galan (SEAL)

MAREK GALAN

BOZENA GALAN

\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

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

ATGF, INC

# UNOFFICIAL COPY

## Warranty Deed

Individual to Individual

TO

COOK CO. NO. 016  
0 8 9 8 9 6

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

JUN-7'99 DEPT. OF REVENUE **59.00**

P.B. 10665

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP JUN-7'99 **29.50**

P.B. 11165

★ 4  
★ 1  
★ 2  
★ 0

CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX

DEPT. OF REVENUE JUN-7'99 **442.50**

P.B. 11165

GEORGE E. COLE  
LEGAL FORMS

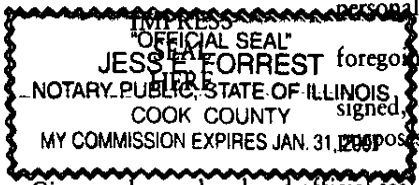
85965566

22966011

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 are 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 27th day of May 19 99



Commission expires \_\_\_\_\_ 19 \_\_\_\_\_

NOTARY PUBLIC

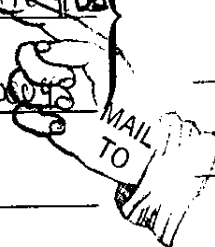
This instrument was prepared by JESS E. FORREST, 4970 N. Harlem, Harwood Hts., IL 60656  
(Name and Address)

MAIL TO: { Thomas BUCARD  
(Name)  
53 W. JACKSON ST # 905  
(Address)  
CHICAGO ILLINOIS 60643  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:

MARY O. WOODS  
(Name)  
7306 N. Ridge Avenue, Unit 1A  
(Address)  
Chicago, IL 60645  
(City, State and Zip)

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



# UNOFFICIAL COPY

## PARCEL 1:

UNIT 1A IN THE RIDGE AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE : LOT 3 AND THAT PART OF THE 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 GALEN 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 USE OF LIMITED COMMON ELEMENTS KNOWN AS PARKING SPACE # 1 AND STORAGE SPACE # 1 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98699790

PIN ;: 11-30-307-084-0000

COMMONLY KNOWN AS UNIT NO. 1A, 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.

**11099677**