WARRANTY DEED STATUTORY (ILLINOIS)

# UNOFFICIAL CO

2002-05-08 13:08:52

Cook County Recorder

25.50



(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

#### FM408669

The GRANTOR, NAMEAIN MICHAELS (also known as Nahrain L. Michaels), a single person, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in rand paid, convey and warrant to **GRANTEE**:

. CRUZ-MANZANARES married to Braulio E. Sosa

The following described real estate:

### SEE LEGAL DESCRIPTION ATTACKED HERETO AND MADE A PART

Permanent Real Estate Tax Index Number: 11-31-40n-051-1065

Property Commonly Known As: 1930 W. Albion, Unit 1, Chicago, Illinois 60626

Subject To

- (a) general real estate taxes not due and payable at the time of closing,
- (b) the Condominium Property Act,
- (c) the Declaration and the Condominium Documents
- (d) applicable zoning and building laws and ordinances,
- (e) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased Unit,
- (f) acts done or suffered by Grantee or anyone claiming through Grantee,
- (g) utility easements, whether recorded or unrecorded,
- (h) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser

TICOR TITLE INSURANCE TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

## **UNOFFICIAL COPY**

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that **NAHRAIN MICHAELS** (also known as Nahrain L. Michaels), 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

the right of homestead. Given under my hand and notarial seal this \_\_\_\_\_\_ day of \_ 2007 Ox Coop Mail tax bill to: Juana A. Cruz-Manzanares OFFICIAL SEAL DANIEL E FAJERSTEIN 1930 W. Albion, Unit 1 NOTARY PUBLIC STATE OF ILLINOIS Chicago, Illinois 60626 MY COMMISSION EXP. JAN. 3,2003 Mail recorded deed to: Fernando Vian, Esq. 2871 N. Milwaukee Ave. Chicago, Illinois 60618 STATE OF ILLINOIS REAL ESTATE **COOK COUNTY** REAL ESTATE TE TRANSACTION TAX RANSFER TAX TRANSFER TAX TAX HAY.-7.02 HAY.-7.02 UN 2900 0006450 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE FP 102809 FP326707 REVENUE STAMP CITY OF CHICAGO REAL ESTATE TRANSFER TAX MAY.-7.02 0096750

This instrument prepared by Daniel E. Fajerstein, 500 Skokie Blvd., #350, Northbrook, IL. 60062

REAL ESTATE TRANSACTION TAX

FP 102803

### **UNOFFICIAL COPY**

UNIT 1930-1 AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): THAT PART OF THE FOLLOWING DESCRIBED PARCEL TAKEN AS A TRACT OF LAND LYING WEST OF THE WEST LINE OF RIDGE ROAD AS WIDENED: LOT 1, ALSO LOT 1 IN THE PARTITION OF LOT 2, ALL IN THE PARTITION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF SAID LOTS TAKEN FOR ROBEY STREET) AND THAT PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTATO RODS THEREOF AND WEST OF THE WEST LINE OF RIDGE ROAD AS WIDENED (EXCEPT THE WEST 33 FEET THEREOF TAKEN FOR STREET) ALL IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED ON MARCH 14, 1973 AS DOCUMENT NUMBER 22251246 WHICH SURVEY IS ATTACHED AS EXHIBIT DECLARATION MADE BY MICHIGAN AVENUE NATIONAL BANK OF CHICAGO AS TRUSTED UNDER TRUST NO. 2159 AND RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY. ILLINOIS AS DOCUMENT NUMBER 22251246, TOGETHER WITH AN UNDIVIDED 1.035 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL OF THE UNITS THEREOF AS DE COMPAGORICO DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.