2002-12-10 09:28:52 Cook County Recorder

28,50

### D E E D WARRANTY

GRANTOR, TOTAL EQUITY LIMITED PARTNERSHIP, an Illinois limited partnership having its principal place of business at 11936 S. Ridgeway, Suite 1B, Alsip, IL 60803, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration hereby conveys and warrants to JOSE J. MARQUEZ, 💢 AND MARGARET BARTOSZEWKSI, a married couple residing at 11020 DebinLane, Oak Lawn, IL 60453, not as tenants in common but as joint tenants with right of survivorship, the following described real estate situated in Cook County, Illinois:



UNIT NUMBER 944-22 IN RIDGEWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: 02-15219

LOTS 5, 6, 7, 8, 13, 14, 15, AND 16 IN HAMLIN HIGHLANDS, A SUBDIVISION OF THE WEST ½ OF LOT 24 IN BRAYTON FARMS NUMBER 3, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26 (EXCEPT THE WEST 80 ACRES THEREOF) TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00-116589 TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 11944 S. Ridgeway, Unit 2D, Alsip. 12 60803, PIN 24-26-122-022-1034, subject to (a) general real estate taxes not due and payable at the time o closing; (b) building lines and building laws and ordinances; use or occupancy restrictions, conditions and covenents of record; (c) zoning laws and ordinances that conform to the present use of the premises; (d) public utility eas ments that serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) imitations and conditions imposed by the Illinois Condominium Property Act . Grantor hereby grants to Grante , is successors and/or assigns, as rights and easements appurtenant to the subject condominium unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantee reserves to itself, its successors and/or assigns, as 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 receivations contained in said Declaration the same as though the provisions of said Declaration were recited and stip riated at length herein.

Dated: September 25, 2002

GRANTOR:

TOTAL EQUITY LIMITED PAYTNERSHIP

By American Financial Systems, in...

An Illinois Corporation, its General Partner

By:

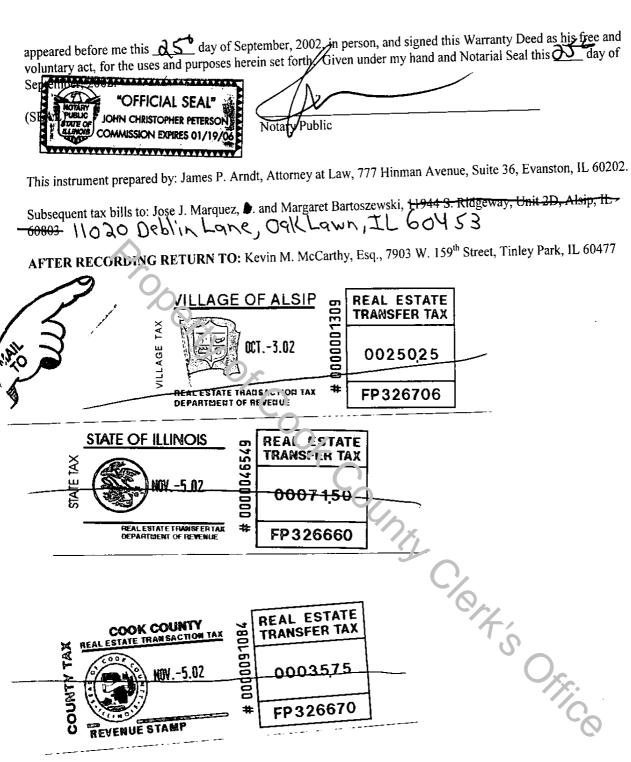
Mustafa A. J. Sherwani, its President

STATE OF ILLINOIS ACKNOWLEDGEMENT ) ss COUNTY OF COOK )

The undersigned, a Notary Public in and for the State of Illinois, County of Cook, does hereby certify that Mustafa A. J. Sherwani, personally known to me to be the same person whose name appears in this Warranty Deed,

Lawyers Title Insurance Corporation

## **UNOFFICIAL COPY**



REVENUE STAMP

# **UNOFFICIAL COPY**

### LEGAL DESCRIPTION

UNIT NUMBER 944-2D IN RIDGEWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 5, 6, 7, 8, 13, 14, 15, AND 16 IN HAMLIN HIGHLANDS, A SUBDIVISION OF THE WEST ½ OF LOT 24 IN BRAYTON FARMS NUMBER 3, A SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 26 (EXCEPT THE WEST 80 ACRES THEREOF) TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00 116589 TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 11944 S. Ridgeway, Unit 2D, Alsip, IL 60803, PIN 24-26-122-022-1034