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2002-12-10 09:28:52
Cook County Recorder 28.50

WARRANTY DEED

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, JR. AND MARGARET BARTOSZEWSKI, a married couple residing at 11020 Debbin Lane, 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:



3

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

02-15219 ①

LOTS 5, 6, 7, 8, 13, 14, 15, AND 16 IN HAMLIN HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 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, IL 60803, PIN 24-26-122-022-1034, subject to (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances; use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances that conform to the present use of the premises; (d) public utility easements that serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act. Grantor hereby grants to Grantee, its 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 reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Lawyers Title Insurance Corporation

Dated: September 25, 2002

GRANTOR:

TOTAL EQUITY LIMITED PARTNERSHIP
By American Financial Systems, Inc.
An Illinois Corporation, its General Partner

By: [Signature]
Mustafa A. J. Sherwani, its President

STATE OF ILLINOIS)
) ss ACKNOWLEDGEMENT
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,
[Signature]

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appeared before me this 25 day of September, 2002, in person, and signed this Warranty Deed as his free and voluntary act, for the uses and purposes herein set forth. Given under my hand and Notarial Seal this 25 day of September, 2002.





Notary Public

This instrument prepared by: James P. Arndt, Attorney at Law, 777 Hinman Avenue, Suite 36, Evanston, IL 60202.

Subsequent tax bills to: Jose J. Marquez, and Margaret Bartoszewski, ~~1144 S. Ridgeway, Unit 2D, Alsip, IL 60803~~ 11020 Deblin Lane, Oak Lawn, IL 60453

AFTER RECORDING RETURN TO: Kevin M. McCarthy, Esq., 7903 W. 159th Street, Tinley Park, IL 60477



VILLAGE TAX

VILLAGE OF ALSIP

OCT. -3.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001309

REAL ESTATE TRANSFER TAX
0025025
FP326706

STATE TAX

STATE OF ILLINOIS

NOV. -5.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000046549

REAL ESTATE TRANSFER TAX
0007150
FP326660

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

NOV. -5.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000091084

REAL ESTATE TRANSFER TAX
0003575
FP326670

21359275

Property of Cook County Clerk's Office

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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) 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.

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