

UNOFFICIAL COPY

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2002-11-27 09:41:46
Cook County Recorder 28.00



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



0021313322

no. 171 LPA 9/02
SA 22447171
Porez
CTH

THE GRANTOR(S), SBR Enterprises, Inc., an Illinois Corporation, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Benjamin Aquino, Maureen Stress, ~~not as joint tenants or~~ tenants in common ~~but as tenants by the entirety,~~ Florentino A. Aquino and Luzviminda N. Aquino (GRANTEE'S ADDRESS) 2225 N. Leavitt #2F, Chicago, Illinois 60647 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

3/10

SUBJECT TO: covenants, conditions and restrictions of record, general taxes for the year 2002 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s) 2002

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 14-08-124-052-0000
Address(es) of Real Estate: 1408 W Foster Ave, Unit #1, Chicago, Illinois 60640

Dated this 15TH day of NOVEMBER, 2002

SBR Enterprises, Inc., an Illinois Corporation

By: [Signature]
Jeffrey Grinspoon
President

Attest [Signature]
Jon Foley
Secretary

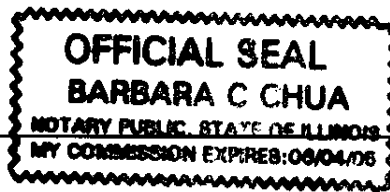
BOX 333-CTH

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT JEFFREY GRINSPON AND JON FOLEY 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 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 15th day of November, 2002

Barbara C. Chua (Notary Public)




Prepared By: Jeffrey Sanchez
55 W Monroe, Ste 3950
Chicago, Illinois 60603

Mail To:
Cherie E. Thompson
19 S LaSalle St, Ste 302
Chicago, Illinois 60603

Name & Address of Taxpayer:
Benjamin Aquino and Maureen S. Aquino
1408 W Foster Ave, Unit #1
Chicago, Illinois 60640

STATE OF ILLINOIS


STATE TAX  NOV. 22. 02

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0023950
FP 102808

0000041268

COOK COUNTY REAL ESTATE TRANSACTION TAX


COUNTY TAX  NOV. 22. 02

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0011975
FP 102802

0000041268

CITY OF CHICAGO

CITY TAX  NOV. 22. 02

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0179625
FP 102805

0000020573

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EXHIBIT A Legal Description

UNIT 1408-1 IN THE ANDERSON GLEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 5 2/3 FEET OF LOT 7 AND ALL OF LOTS 8, 9 AND 10 IN BLOCK 4 IN ZERO PARK, BEING ZERO MARX SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF S. H. KERFOOTS RESUBDIVISION OF LOTS 1 TO 20 INCLUSIVE IN LOUIS E. HENRY'S SUBDIVISION OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 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 21009246 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

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.

The 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.

The Tenant of Unit 1408-1 has waived or has failed to exercise the right of first refusal.

PROPERTY OF COOK COUNTY CLERK'S OFFICE