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1/29/03 05:00:01 Page 1 of 2
2003-01-29 10:14:03
Cook County Recorder 26.00

WARRANTY DEED
Statutory (Illinois)
Individual

THE GRANTOR(S), WANDA PODKANSKI, a widow, of the City of OAK LAWN, County of COOK and State of Illinois, for the consideration of \$10.00 and other valuable consideration, in hand paid, does hereby CONVEY(S) and WARRANT(S) to DIANE M. VALDEZ, whose address is 8016 S. LAVERGNE, BURBANK, IL 60459, the following described Real Estate, situated in the County of COOK State of Illinois, to wit:



SEE ATTACHED

ADDRESS OF PROPERTY 9601 S. AUSTIN AVENUE, OAK LAWN, IL 60453 #3N

PROPERTY INDEX NUMBER. 24-08-200-087-1074

SUBJECT ONLY TO THE FOLLOWING. IF ANY: covenants, conditions and restrictions of record so long as they do not interfere with Purchasers use and enjoyment of the property; general real estate taxes not yet due and payable at time of closing; zoning and building ordinances; public utility easements; party wall rights and agreements.

DATED January 15, 2003.

Village of Oak Lawn	Real Estate Transfer Tax	\$300	Village of Oak Lawn	Real Estate Transfer Tax	\$25
Village of Oak Lawn	Real Estate Transfer Tax	\$200			
Village of Oak Lawn	Real Estate Transfer Tax	\$50			

Wanda Podkanski
WANDA PODKANSKI

STATE OF ILLINOIS, COUNTY OF COOK: SS

The undersigned, a Notary Public in State aforesaid, DO HEREBY CERTIFY that WANDA PODKANSKI, personally known to me to be the same person whose name is subscribed to the forgoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release/waiver of the right of homestead.

Given under my hand and official seal this 15 day of January 2003.

Robert L. Allen
Notary Public

OFFICIAL SEAL
ROBERT L ALLEN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 11/25/04

THIS INSTRUMENT PREPARED BY: Kosteck and Allen, Ltd., 9944 S. Roberts Rd #108, Palos Hills, IL 60465
MAIL TO:
MAIL SUBSEQUENT TAX BILLS TO:

(NAME) JAMES E. AUGUSTINE
(ADDRESS) 4936 W. 135th PLACE
(CITY, STATE, ZIP) CRESTWOOD IL
60445-1823

DIANE M. VALDEZ
(NAME)
9601 S. AUSTIN AVENUE - #3N
(ADDRESS)
OAK LAWN, IL 60453
(CITY, STATE, ZIP)

BOX 333-CTI

PA Procs
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ST-5043967
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UNIT NUMBER 1305-6 IN THE PINES OF OAK LAWN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART LYING SOUTHEASTERLY OF THE SOUTHWEST HIGHWAY OF THE NORTH 788.00 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, 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 OWNERSHIP MADE BY BEVERLY BANK AS TRUSTEE UNDER TRUST NUMBER 8-4730 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23288823 TOGETHER WITH PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH DECLARATION AS SAME ARE FILED OF RECORD PUSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE FILING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

COOK COUNTY ILLINOIS
210306
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JAN 23 1995
F.B. 10005

347613
Cook County
REVENUE
ESTATE TAX
JAN 23 1995
F.B. 11427
\$ 1.50

Property of Cook County Clerk's Office