

UNOFFICIAL COPY 0030219092

Prepared by: JESS E. FORREST
1400 RENAISSANCE DRIVE, SUITE 203
PARK RIDGE, IL 60068

5215/0101 90 001 Page 1 of 2
2003-02-14 10:48:21
Cook County Recorder 26.50

Return to: BONIFACIO RACOMA
1304 WESTGATE TERRACE
CHICAGO, ILL 60607

Future Taxes to Grantee's Address (,)

OR to: ROGER A. AUSTRIA
5207 N. RESERVE AVE, CHICAGO
IL, 60656
WARRANTY DEED



The Grantor(s) PATRIC JAROSIEWICZ,
single person and ADAM STANSON, single
person

(The above space for Recorder's use only)

of the CITY of CHICAGO, County of COOK State of ILLINOIS

for and in consideration of TEN Dollars and other good and valuable consideration, in hand paid, convey(s)
and warrants to ROGER A. AUSTRIA AND ANNA MARIE AUSTRIA, husband + wife not as joint tenants

A02-1938C

as tenants in common, but as tenants by the entirety
whose address is 1415 N. ARTESIAN AVE., of the CITY of CHICAGO,

County of COOK State of ILLINOIS all interest in the following described
real estate situated in the County of COOK, in the State of Illinois to wit:

AS PER ATTACHED :

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
300193 \$1,365.00
02/13/2003 11:34 Batch 02524 7



THIS IS NOT HOMESTEAD PROPERTY OF GRANTORS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 12-11-113-009-0000

Property Address: 5207 N. RESERVE, UNIT # 1E, CHICAGO, IL 60656

Dated this 10th day of JANUARY FEB, 2003.

PATRIC JAROSIEWICZ

ADAM STANSON

STATE OF ILLINOIS)

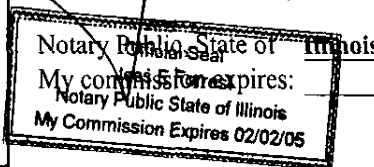
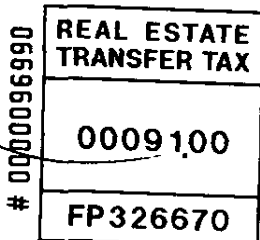
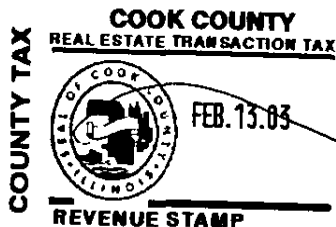
) ss

COUNTY OF COOK)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that PATRIC JAROSIEWICZ,
single person and ADAM STANSON

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day
in person, and acknowledged that they signed, sealed and delivered the said instruments 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 Notarial Seal this 10th day of JANUARY FEB, 2003



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LEGAL DESCRIPTION

0030219092

PARCEL: 1

UNIT 1E IN THE 5207 N. RESERVE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND :

LOT 12 IN BLOCK 3 IN LILL PETERSON SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 (EXCEPT THE NORTH 162.58 FEET AND EXCEPT STREETS HERETOFORE DEDICATED) OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN , IN COOK COUNTY , ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 03, 2002 AS DOCUMENT NUMBER 0021327908, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY , ILLINOIS.

PARCEL: 2

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE # 5 AND PARKING SPACE 5 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0021327908.


P.I.N.: 12-11-113-009-0000

COMMONLY KNOWN AS: UNIT NO. 1E
5207 N. RESERVE , CHICAGO , IL 60656

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.

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.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

STATE OF ILLINOIS		# 0000049031	REAL ESTATE TRANSFER TAX
STATE TAX	 FEB. 13.03		0018200
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP326660