

WARRANTY DEED

02-13780

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 NANCY GUZMAN, a single person residing at 11944 S. Ridgeway, Apt. 3D, Alsip, IL 60803, in fee simple absolute, the following described real estate situated in Cook County, Illinois:



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UNIT NUMBER 246-1A 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 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.

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Commonly known as 11946 S. Ridgeway, Unit 1A, Alsip, IL 60803, PIN 24-26-122-022-1025, 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

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

Dated: December 18, 2002

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

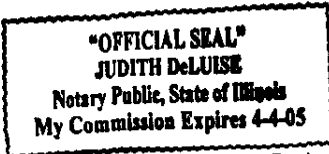
STATE OF ILLINOIS)
) ss ACKNOWLEDGEMENT
COUNTY OF COOK)

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, appeared before me this 20 day of December, 2002, in person, and signed this Warranty Deed as his free and

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voluntary act, for the uses and purposes herein set forth. Given under my hand and Notarial Seal this 20 day of December, 2002.

(SEAL)



Judith DeLuise
Notary Public

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

Subsequent tax bills to: Nancy ^{M.}Guzman, 11946 S. Ridgeway, Unit 1A, Alsip, IL 60803.

AFTER RECORDING RETURN TO: ~~John Farano, Esq., 7836 W. 103rd Street, Palos Hills, IL 60485.~~

Nancy M. Guzman 11946 S. Ridgeway
Unit 1A
Alsip IL 60803



M. Sherwani
MUSTAFA A. SHERWANI

VILLAGE TAX		OCT.-3.02	# 000001235	REAL ESTATE TRANSFER TAX	0024500
				REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP326706

VILLAGE TAX		DEC. 20.02	# 000001406	REAL ESTATE TRANSFER TAX	00012,25
				REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP326706

STATE TAX		HAR -5.03	# 0000048964	REAL ESTATE TRANSFER TAX	0007350
				REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	FP326669

COUNTY TAX		HAR -5.03	# 0000098350	REAL ESTATE TRANSFER TAX	0003675
				REAL ESTATE TRANSACTION TAX REVENUE STAMP	FP326670

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