UNOFFICIAL CO 2030335769

2003-03-11 10:30:45

Cook County Recorder

24.00

WARRANTY DEED

0030335769

THIS INDENTURE, made this 27th day of February, 2003 by and between BERNARD L. DALESKE, SR. and ETHEL E. DALESKE, his wife, as Joint Tenants, of 2522 Glenview Ave., Park Ridge, Illinois, (collectively, +\/n.)

"Granton") and FELIX and DUVIA

VIVAS, (collectively, "Grantee"), having an address at 9065 Gross Point Road, Skokie, IL 60077.

WITNESETTH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) in hand paid by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL, REMISE, RELEASE, WARRANT AND CONVEY in fee simple unto Grantee, not in joint tenancy but in tenancy by the entirety, and to Grantee's successors and assigns, FOREVER, the following described real estate, situated in the County of Cook and State of Illinois known and described hereinbelow:

Lot 2 in Kobus' Resubdivision of Lots 61 and 62 together with the Southwesterly ½ of the vacated alley lying Northeasterly an adjoining Lot 62 and the West ½ of the vacated alley lying east and adjoining Lots 61 and 62 in H. Roy Berry Company's Park Ridge Heights, being a subdivision of the East ½ of the Southwest ½ of Section 22, Township 41 North, Range 12 East of the Third Principal Meridian according to the Plat of Kobus' Resubdivision registered in the Office of the Registrar of Titles of Cook County, Illinois on August 25, 1980 & Document 3174626.

Property Address: 2522 Glenview Ave., Park Ridge, Illinois 60068

PIN: 09-22-312-021-0000

Subject to the following, if any: covenants, conditions an restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for the year 2002 and subsequent years. Together with all of Grantor's right, title and interest in the improvements, hereditaments, easements and appurtenances thereunto belonging, or in anyway appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, either in law or equity, of, in and to the above described premises, with the improvements, hereditaments, easements and appurtenances (collectively, the "Property"), and 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 the Property, unto Grantee, not in joint tenancy, but in tenancy by the entirety, and unto Grantee's successors and assigns, forever.

BOX 353-CM

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· And Grantor, for itself and its successors, does covenant, promise and agree, to and with Grantee and its successors and assigns, that Grantor has not done or suffered to be done anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same by, through or under Grantor.

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IN WITNESS WHEREOF, s	aid Grantor has executed this Warranty Deed as of the day and
date first above written.	and Orantor has executed this wallancy beed as of the day and
	By: Burned L. Dalishe
	Name: Bernard L. Daleske, Sr.
	Name. Demard L. Daieske, St.
	on Atle Oul
( )	By: 673 U. E. dallabe
	Name: Ethel E. Daleske
STATE OF ILLINOIS )	
	SS
COUNTY OF COOK	33
COUNT OF TOO	
I the undersioned a Notary Public	ic in and for the County and State aforesaid, DO HEREBY
	self and by power of attorney for property on behalf of
·	or identified to me to be the same persons whose names
	t, appeared before me this day in person and acknowledged
<b>T U</b>	strument as their own free and voluntary act pursuant to the
	ey for the user and purposes therein set forth.
Given under my hand and Notarial Seal this 27 day of FF2, 2003.	
7 711	
By: Land I hell	[SEAL] GOOGOUS SEAL SEAL
Notary Public	Signatura (Signatura Signatura Signa
	Asy Commission From \$ 1703/00 B
Commission Expires:	Sin Madelland Styles -
	0,
This instrument was prepared by:	Send subsequent tax bills to:
Dealer Medi For	Pathon a Poula Wee
David T. Meek, Esq.	Felix and Duvia Vivas
Quarles & Brady LLC 500 W, Madison St.	2522 Glenview Ave.
Suite 3700	Park Ridge, IL 60068
Chicago, IL 60661	Gook County
Chicago, IL 00001	REAL ESTATE TRANSACTION TAK
After recording, this document should b	No.
returned to:	STA AP MARIO 03 1 58.50
	P.O.11427
John R. Joyce, Esq.	
Stahl Cowen Crowley	

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55 W. Monroe Suite 500

Chicago, IL 60603