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2000-05-30 16:12:39  
Cook County Recorder 25.50



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**WARRANTY DEED**  
**TENANCY BY THE ENTIRETY**



Mail To:

Gregory L. Smith  
115 South Maron  
Oak Park, Illinois 60302

Send Subsequent Tax Bills To:

Salvatore Siriano, IV  
Theresa Anne Siriano  
4915 North Avers, Unit 2CN  
Chicago, Illinois 60625

JICOR TITLE INSURANCE

The **GRANTOR** Avers Group, L.L.C., an Illinois Limited Liability Company, for and in consideration of **Ten and No/100 (\$10.00)** Dollars in hand paid, **CONVEY** and **WARRANT** to the **GRANTEES** Salvatore Siriano, IV and Theresa A. Siriano, 1714 79<sup>th</sup> Avenue, Elmwood Park, Illinois, of the City of Chicago, County of Cook, State of Illinois, husband and wife, not as Joint Tenants, nor as Tenants in Common, but as **TENANTS BY THE ENTIRETY**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

3w

UNIT NUMBER 4915-2CN IN THE AVERS AVENUE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 14, 15, AND 16 IN BLOCK 1 IN THE RESUBDIVISION OF LOTS 25 TO 48 BOTH INCLUSIVE, OF BLOCK 1 AND LOTS 30 TO 47 BOTH INCLUSIVE, IN BLOCK 2 IN FIELDS ADDITION TO ALBANY PARK, BEING A RESUBDIVISION OF THE SOUTHWEST 1/4 OF THAT PART BETWEEN THE EAST 60 ACRES AND THE WEST 60 ACRES OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99,895,081; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Grantor, hereby grants to Grantee and his/their 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 recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 99-895081 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, restrictions, conditions, covenants and reservations in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Together with the tenements and appurtenances thereunto belonging.

The tenant, if any, of this Unit has either waived or has filed to exercise his right of first refusal to purchase this Unit or had no right of first refusal, pursuant to the Illinois Condominium Property Act

613173  
 STATE OF ILLINOIS  
 REAL ESTATE TRANSFER TAX  
 \*\*\*  
 MAY 26 '00 DEPT. OF REVENUE  
 P.D. 10948  
 92.50

077041  
 Cook County  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP  
 MAY 26 '00  
 P.D. 11430  
 46.25

★  
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 ★  
 807780  
 CITY OF CHICAGO  
 REAL ESTATE TRANSACTION TAX  
 DEPT. OF REVENUE  
 MAY 26 '00  
 P.D. 1133  
 693.75  
 ★  
 ★

Property of Cook County Clerk's Office

or any municipal ordinance, or is the purchaser thereof.

Subject To: General Real Estate Taxes for 2000, and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois,

TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Joint Tenancy forever.

Property Index Number(s) 13-11-316-013

Address of Real Estate: Unit #2CN, 4915 North Avers, Chicago, Illinois 60625

DATED this 18<sup>th</sup> day of May, 2000.

Avers Group, L.L.C.

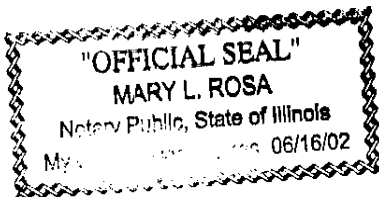
By: [Signature]
Marty Max, Manager

This Document Prepared by: Barry E. Morgen
Morgen & Peni
7101 North Cicero, Suite 100
Lincolnwood, Illinois 60712

STATE OF ILLINOIS )
) SS
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Marty Max, manager of the Avers Group, L.L.C., personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as the free and voluntary act of said company, 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 18<sup>th</sup> day of May, 2000.



[Signature]
Notary Public