

UNOFFICIAL COPY

WARRANTY DEED  
TENANCY BY THE ENTIRETY



MAIL TO:  
Michael A. Maciejewski, Esq.  
945 Oaklawn Ave.  
Elmhurst, IL 60126



0310811397  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 04/18/2003 04:07 PM Pg: 1 of 4

NAME & ADDRESS OF TAXPAYER:  
Robert P. Welker  
3643 N. Monticello Ave., Unit 1N  
Chicago, IL 60618

GRANTOR(S), Citywide Construction & Development Corp., an Illinois Corporation of Chicago, in the County of Cook, in the State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), Robert P. Welker and ~~Adriane Lobo Welker, husband and wife, of 445 N. Central #3N, Chicago, in the County of Cook, in the State of IL, not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY, the following described real estate: \*married to Adriane Lobo Welker~~

See Legal Description Attached

PIN: -036-  
13-23-131-003-0000 13-23-131-036-0000

Property Address: 3643 N. Monticello Ave., Unit 1N, Chicago, IL 60618

SUBJECT TO: (1) General real estate taxes for the year 2002 and subsequent years. (2) Covenants, conditions and restrictions of record. 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 said premises ~~not as TENANTS IN COMMON and not as JOINT TENANTS but as TENANTS BY THE ENTIRETY.~~

DATED this 6th day of February, 2003.

Ion Lucian Barcas, President

STATE OF ILLINOIS )

COUNTY OF COOK )



The foregoing instrument was acknowledged before me this 6th day of February, 2003 by Citywide Construction & Development Corp., an Illinois Corporation  
Marilyn Sanchez Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of Paragraph Section 4, Real Estate Transfer Act  
Date:

Prepared By:  
Robert J. Ralis  
561 W. Diversey Pkwy. #200  
Chicago, IL 60614

Signature:

ATGF, INC.


2/3  
1269921

4

# UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



APR.-7.03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000040204

REAL ESTATE TRANSFER TAX
00296.00
FP326652

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



APR.-7.03


REVENUE STAMP

# 0000040063

REAL ESTATE TRANSFER TAX
00148.00
FP326665

CITY TAX

CITY OF CHICAGO



APR.-7.03


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000034326

REAL ESTATE TRANSFER TAX
00900.00
FP326650

CITY TAX

CITY OF CHICAGO



APR.-7.03


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000034327

REAL ESTATE TRANSFER TAX
00900.00
FP 326650

CITY TAX

CITY OF CHICAGO



APR.-7.03

REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000034328

REAL ESTATE TRANSFER TAX
00420.00
FP326650

Property of Cook County Clerk's Office

**UNOFFICIAL COPY**

Legal Description:

## PARCEL 1:

UNIT 1N IN THE MONTICELLO MANOR CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 6, 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE ON AN ASSUMED BEARING OF SOUTH 00 DEGREES 21 MINUTES 08 SECONDS WEST 57.914 METERS (190.01 FEET) ALONG THE EASTERLY LINE OF SAID LOTS 7, 8, 9, 10, 11, 12, 13 AND 14 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE NORTH 40 DEGREES 10 MINUTES 21 SECONDS WEST 27.332 METERS (89.67 FEET); THENCE NORTH 29 DEGREES 06 MINUTES 42 SECONDS WEST 41.642 METERS (136.62 FEET) TO A POINT ON THE WESTERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 0.978 METERS (3.21 FEET) SOUTH OF THE NORTHWEST CORNER OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE NORTH 00 DEGREES 20 MINUTES 26 SECONDS EAST 4.026 METERS (13.21 FEET) ALONG THE SAID WESTERLY LINE OF LOT 7 AND THE WESTERLY LINE OF LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION TO A POINT 3.048 METERS (10.00 FEET) NORTH OF THE SOUTHWEST CORNER OF SAID LOT 6 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 41 DEGREES 34 MINUTES 37 SECONDS EAST 4.106 METERS (13.47 FEET) TO A POINT ON THE NORTHERLY LINE OF SAID LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION THAT IS 2.743 METERS (9.00 FEET) EAST OF THE SAID NORTHWEST CORNER OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION; THENCE SOUTH 89 DEGREES 30 MINUTES 12 SECONDS EAST 35.50 METERS (116.47 FEET) ALONG THE SAID NORTHERLY LINE OF LOT 7 IN BLOCK 17 IN MASON'S SUBDIVISION, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 18, 2002, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0021147785, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

## PARCEL 2:

THE EXCLUSIVE RIGHT TO GARAGE PARKING SPACE NUMBER G-1N AND THE OUTDOOR PARKING SPACE NUMBER P-1N, AS LIMITED COMMON ELEMENTS ("LCE"), AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 1N AS ARE SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

## PARCEL 3:

THE EXCLUSIVE RIGHT TO THE COMMERCIAL USE OF THE ROOF AND THE RIGHTS AND

**UNOFFICIAL COPY**

EASEMENTS DELINEATED FOR THE BENEFIT OF DEVELOPER AS SET FORTH IN THE DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

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 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.

The Deed is also 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 therein.

There were no tenants as this is new construction.

Property of Cook County Clerk's Office