

UNOFFICIAL COPY



WARRANTY DEED

THE GRANTOR

Theresa Biernat, a widow and James Balija and Paula Balija, husband and wife

Doc#: 0325450519
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 09/11/2003 01:47 PM Pg: 1 of 2

of the city of Park Ridge, County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other valuable consideration in hand paid, CONVEY and WARRANT to

ANDREW DESMET AND TRACY KRAHL, HUSBAND AND WIFE
424 S. Fairview Park Ridge, Illinois

not as Tenants in Common, not as Joint Tenants with rights of survivorship, but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description) 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 forever.

SUBJECT TO: (a) general and special real estate taxes not due and payable at the time of closing; (b) building lines, building laws, ordinances and easements; (c) zoning laws; (d) public and private roads and highways; (e) covenants conditions and restrictions of record; (f) party wall rights and agreements.

Permanent Real Estate Index Number(s): 09-27-101-023
Address of Real Estate: 900 North Goodwin, Park Ridge, IL 60068

DATED this 29 day of August 2003.

James Balija

JAMES BALIJA

Theresa Biernat

THERESA BIERNAT

Paula Balija

PAULA BALIJA



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO 22016

STATE OF ILLINOIS)
COUNTY OF COOK)ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that THERESA BIERNAT and JAMES BALIJA and PAULA BALIJA 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 she signed, sealed and delivered the said instrument as her 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 official seal this 29 day of August 2003.

Commission expires 01/03, 2007

Sunshine Dillard Andriano
NOTARY PUBLIC

This instrument was prepared by: Jeffrey T. Cernek, 1701 East Lake Avenue, #460, Glenview, IL 60025

1082 KSO3-05970

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Legal Description

of the premises
commonly known as: 900 North Goodwin, Park Ridge, IL

LOT 15 IN BLOCK 3 IN OAKTON MANOR 10TH ADDITION, A SUBDIVISION OF PART OF LOT 1 IN OWNERS PARTITION IN SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


Property of Cook County


MAIL TO:

ROY LUNDQUIST
300 N. STATE #4312
CHICAGO, IL 60610

SEND TAX BILLS TO:

ANDREW DESMET, TRACY KRAHL
900 N. GOODWIN
PARK RIDGE, IL 60068

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	 SEP. 10.03 COOK COUNTY	# 0000001757 0038250 FP351006

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	 SEP. 10.03 REVENUE STAMP	# 0000001798 0019125 FP351008