

UNOFFICIAL COPY



This Instrument Prepared by
and after recording, please mail to:
Philip J. Stelnicki
Attorney at Law
6205 N. Forest Glen Avenue
Chicago, Illinois 60646

Doc#: 0329520080
Eugene "Gene" Moore Fee: \$46.00
Cook County Recorder of Deeds
Date: 10/22/2003 08:15 AM Pg: 1 of 2

L 7703-25412
172

Above Space For Recorder's Use Only

WARRANTY DEED

FOR TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, Sean Joyce and Tina Gierszewski, hereby convey and warrant to Matthew B. Joyce, a single man and never married, whose address is 6611 N. Oliphant, Chicago, Illinois 60631, the real property described in Exhibit A, attached hereto and made a part hereof, **subject to**, however, the matters affecting title thereto as also described in said Exhibit A hereto, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS THEREOF, Grantors have signed these presents this 9th day of September, 2003.

Sean Joyce
Sean Joyce
Tina Gierszewski
Tina Gierszewski

JP

STATE OF ILLINOIS)
)
COUNTY OF COOK)

The foregoing instrument was acknowledged before me this 9 th day September 2003, by Sean Joyce and Tina Gierszewski.



Stella Misiolek
Notary Public

CE

My commission expires:
3/26/05

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EXHIBIT A

Description of Real Estate

UNIT NO. 303 IN EDISON PARK MANOR CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90247606, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST ¼ OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 6483 N. Northwest Highway, Unit 303, Chicago, Illinois 60631

Permanent Index Number: 09-36-419-113-1009

Matters Affecting Title to the Real Estate

1. General real estate taxes for 2002 and subsequent years, which are not yet due and payable.
2. Acts done or suffered to be done by or judgments against the grantees named in the deed.
3. Covenants, conditions, restrictions and easements of record

PJS/K&Sdocs9/9/03
Exhibit A

City of Chicago Real Estate
 Dept. of Revenue Transfer Stamp
 318401 \$1,515.00
 09/16/2003 13:57 Batch 02257 20



STATE TAX

STATE OF ILLINOIS

SEP. 16. 03

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000056256

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0020200 |
| FP326660 |

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

SEP. 16. 03

REVENUE STAMP

0000112226

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0010100 |
| FP326670 |