

UNOFFICIAL COPY



Doc#: 0329729048
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 10/24/2003 08:49 AM Pg: 1 of 3



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
TENANTS BY THE ENTIRETY**

1295147 1/8

Property of Cook County Clerk's Office

THE GRANTOR(S), Marcus E. Sernel and Tracy L. Sernel (formerly known as Tracy L. Minor), husband and wife, of the City of Park Ridge, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to Michael A. Kolodziej and Caryn L. Kolodziej, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, (GRANTEE'S ADDRESS) 6833 N. Oleander Chicago, Illinois 60631 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

3 PS

UNIT 103 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CHATEAU CHARLEVOIX CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION FILED AS DOCUMENT NO. LR2473927, AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 22012

SUBJECT TO:

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 as husband and wife, not as joint tenants or tenants in common but as tenants by the entirety forever.

Permanent Real Estate Index Number(s): 09-27-208-038-1003
Address(es) of Real Estate: 930 N. Northwest Highway, Unit 103, Park Ridge, Illinois 60068

Dated this 26th day of August, 2003

AGTF, INC.

Marcus E. Sernel
Marcus E. Sernel

Tracy L. Minor
Tracy L. Minor

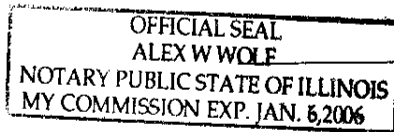
Tracy L. Sernel
Tracy L. Sernel

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Marcus E. Sernel and Tracy L. Sernel (formerly known as Tracy L. Minor), husband and wife, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 26 day of 8, 2003

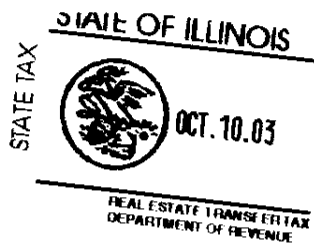
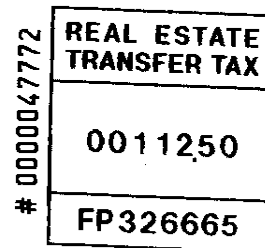
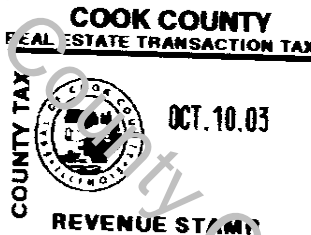


(Notary Public)

Prepared By: Scott Z. Berman, Attorney at Law
9816 N. Keeler Avenue
Skokie, Illinois 60076

Mail To:
Bradley S. Byrne, Attorney at Law
364 Pennsylvania, Suite 2W
Glen Ellyn, Illinois 60137

Name & Address of Taxpayer:
Michael A. Kolodziej and Caryn L. Kolodziej
930 N. Northwest Highway, Unit 103
Park Ridge, Illinois 60068



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STATE OF ILLINOIS)
) SS
COUNTY OF COOK

DOCUMENT NUMBER _____

PLAT ACT AFFIDAVIT

I, (Name) Douglas Markunas, being duly sworn on oath, state that I reside at 33 N. Dearborn and E Chicago Illinois 60602, and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which do not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances.
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973 and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF _____ COUNTY, ILLINOIS, to accept the attached deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached deed and the land described therein.

Douglas Markunas
(Signature)

SUBSCRIBED and SWORN to before me this 23rd day of September 2003

NOTARY: Toyia K. Buckner

