

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 0331619059
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 11/12/2003 11:01 AM Pg: 1 of 3

GRANTOR(S):

BOGDAN GIZA,
Divorced and not since remarried
And **SYLWIA GIZA,**
Divorced and not since remarried

PRESENTLY RESIDING AT:
4140 N. Osceola
Norridge, IL 60706

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S)
and WARRANT(S) to: **PASQUALE PRANZO**
the following described Real Estate situated in the State of Illinois, to wit:
LEGAL DESCRIPTION: **SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY
REFERENCE AND MADE A PART HEREOF.**

P.I.N.:

PROPERTY ADDRESS:
SUBJECT TO:

12-11-103-010-0000 (underlying)
8522 W. CATALPA, UNIT 2, CHICAGO, IL 60634
**SEE EXHIBIT "A" ATTACHED HERETO, INCORPORATED HEREIN BY
REFERENCE AND MADE A PART HEREOF.**

Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said real estate for ever.

DATED this 7th day of NOVEMBER, 2003.

THIS IS NOT HOMESTEAD PROPERTY.

City of Chicago
Dept. of Revenue
323179



Real Estate
Transfer Stamp
\$1,087.50

11/10/2003 13:18 Batch 06237 100

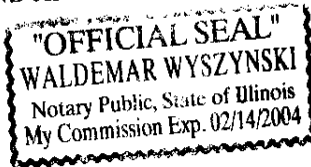
Bogdan Giza
BOGDAN GIZA

Sylwia Giza
SYLWIA GIZA

3

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said
County, in the State aforesaid, DO HEREBY CERTIFY that BOGDAN GIZA AND SYLWIA GIZA personally known
to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in
person, and acknowledged that he signed, sealed and delivered the said instrument as his/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 7th day of NOVEMBER, 2003.



[Signature]
Notary Public

Prepared by: WALDEMAR WYSZYNSKI, Attorney at Law, 15 N. Northwest Hwy., Park Ridge, IL 60068

Return to:

Pasquale PRANZO
8522 W. Catalpa #2
Chicago, IL 60634

Send Subsequent Tax Bills To:

Pasquale PRANZO
8522 W. Catalpa #2
Chicago, IL 60634


A03 - 2625

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Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS




NOV. 10 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0014500
0000058038
FP326669

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. 10 03

REVENUE STAMP

REAL ESTATE TRANSFER TAX
0007250
000016068
FP326670

UNOFFICIAL COPY**EXHIBIT "A"****LEGAL DESCRIPTION:**

UNIT NUMBER 2 IN THE 8522 W. CATALPA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 6 IN SZCZESNY'S CUMBERLAND SUBDIVISION OF PART OF THE SOUTH ½ OF THE NORTH ½ OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLE OF COOK COUNTY, ILLINOIS ON OCTOBER 25, 1962 AS DOCUMENT NUMBER 2062395, WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0329045121, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY ILLINOIS.

GRANTOR HEREBY GRANTS AND ASSIGNS TO GRANTEE THE EXCLUSIVE USE OF PARKING SPACE NUMBER P-2 STORAGE SPACE NUMBER S-2, A LIMITED COMMON ELEMENT AS SET FORTH IN THE AFORESAID DECLARATION OF CONDOMINIUM.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING, APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.