

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)

1064 LND  
E. Ferraro  
ST5055048  
JMF

THE GRANTOR(S),  
**JEFFREY STANIS**, a bachelor, of the City of Bellvue, State of Washington, for and in consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, CONVEY and WARRANT to

<sup>SSM C.S</sup>  
**JONATHAN LEGENDRE AND ELISSABETH LEGENDRE**, not as tenants in ~~Common~~ <sup>T3 BY C.S</sup> and not as joint tenants but as tenants by the entirety, of Villa Park, Illinois, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0335045042  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 12/16/2003 08:55 AM Pg: 1 of 2

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 14-17-194-028-1008

Address(es) of Real Estate: 4750 N. Magnolia, Unit GN, Chicago, Illinois 60640  
Date: October 30, 2003

*Jeffrey Stanis by Cynthia Stanis*  
JEFFREY STANIS *Attorney in fact*

State of Illinois )

County of Cook )

SS

**BOX 339-CTI**

I, Joan Ferraro a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Jeffrey Stanis by Cynthia Stanis, attorney in fact, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal on October 30, 2003.

*Joan Ferraro*  
Notary Public

This instrument was prepared by: Joan M. Ferraro, Esq., c/o Joan M. Ferraro & Associates, Ltd., 1616 North Damen Avenue, Suite 100, Chicago, Illinois 60647.

MAIL TO:  
Matthew Gallagher  
Gallagher & Niemeyer LLC  
200 W. Ohio, Suite 200  
Chicago, IL 60610  
Recorder Box No. \_\_\_\_\_

SEND SUBSEQUENT TAX BILLS TO:  
Jonathan and Elissabeth Legandre  
4750 N. Magnolia, Unit GN  
Chicago, IL 60640

2

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## LEGAL DESCRIPTION


## PARCEL 1:


UNIT 4750-G TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MAGNOLIA POINTE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 96-859368, IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.


## PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF THE PARKING SPACE P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED AS EXHIBIT "C" TO THE DECLARATION IN AFORESAID RECORDED AS DOCUMENT 96-859368.

Subject to the following, if any: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for 2003 and subsequent years.

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 0000061454	REAL ESTATE TRANSFER TAX
	DEC. 13. 03		00235.00
			FP 102808

COUNTY TAX  REAL ESTATE TRANSFER TAX REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000061605	REAL ESTATE TRANSFER TAX
	DEC. 13. 03		00117.50
			CP 102802

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO	# 000007045	REAL ESTATE TRANSFER TAX
	DEC. 13. 03		01762.50
			FP 102805