

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (Illinois)  
(Individual to Individual)

THE GRANTOR, WILLIAM E. RISTAU and EILEEN T. RISTAU, husband and wife, of Park Ridge, Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS in hand paid, and other good and valuable consideration, CONVEY AND WARRANT to EILEEN T. RISTAU, Trustee of the EILEEN T. RISTAU TRUST, dated February 17, 2000 of 1420 Park Ridge Blvd., City of Park Ridge, County of Cook, State of Illinois, Grantee, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:



Doc#: 0402349113  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/23/2004 10:31 AM Pg: 1 of 3

## ATTACHED LEGAL DESCRIPTION

### PERMANENT INDEX NUMBER:

Property Address: 8747 W. Bryn Mawr Ave., Unit D706, Chicago, IL 60657

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

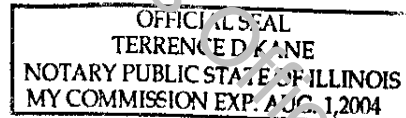
DATED this 1<sup>st</sup> day of November, 2003

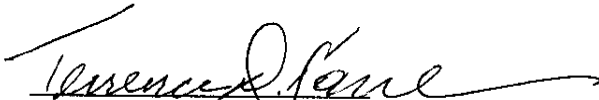
  
\_\_\_\_\_  
WILLIAM E. RISTAU (Seal)

  
\_\_\_\_\_  
EILEEN T. RISTAU (Seal)

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 WILLIAM E. RISTAU and EILEEN T. RISTAU husband and wife, personally known to me to be the same persons whose name 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 1<sup>st</sup> day of November, 2003



  
\_\_\_\_\_  
Notary Public

Commission expires:

THIS INSTRUMENT WAS PREPARED BY: TERRENCE D. KANE, Atty., 505 East Golf Road, Suite A, Arlington Heights, IL 60005

MAIL TO:  
Terrence D. Kane  
Attorney at Law  
505 East Golf Rd, Suite A  
Arlington Hts., IL 60005

Address of Property:  
8747 W. Bryn Mawr Ave., Unit D706,  
Chicago, IL 60657

Send subsequent tax bills to:  
1420 Park Ridge Blvd  
Park Ridge, IL 60068

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PARCEL 1:

UNIT NUMBER 706 8747 W. BRYN MAWR CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

IN THAT PART OF LOTS 27 TO 34, IN CHICAGO'S FOREST RIDGE ESTATES, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN COOK COUNTY, ILLINOIS, WHICH PLAT IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 20, 2003 AS DOCUMENT NUMBER 0314039000, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST OF THE COMMON ELEMENTS APPURTENANT TO THE UNIT AS SET FORTH IN SAID DECLARATION.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE 29 AND PARKING 43+7 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO.0314039000.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, IT SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, 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 REAL ESTATES TAXES NOT YET DUE AND PAYABLE; PRIVATE, PUBLIC, AND UTILITY EASEMENTS; APPLICABLE ZONING AND BUILDING LAWS OR ORDINANCES; ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS AND RESERVATIONS CONTAINED IN THE DECLARATION (AND ANY AMENDMENTS THERETO) AND A RESERVATION BY THE DEVELOPER TO ITSELF AND IT SUCCESSORS AND ASSIGNS, FOR THE BENEFIT OF ALL UNIT OWNERS AT THE CONDOMINIUM, OF THE RIGHTS AND EASEMENTS SET FORTH IN THE DECLARATION; PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT; SUCH OTHER MATTERS AS TO WHICH THE TITLE INSURER (AS HEREINAFTER DEFINED) COMMITS TO INSURE BUYER AGAINST LOSS OR DAMAGE; ACTS OF BUYER, COVENANTS, CONDITIONS, RESTRICTIONS, PERMITS EASEMENT AND ASSESSMENTS OF RECORD.

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ATTORNEYS' TITLE GUARANTY FUND, INC.

## STATEMENT BY GRANTOR AND GRANTEE

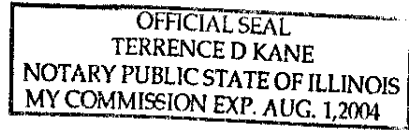
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 11/1/03

x William Ernst  
Signature of Grantor or Agent

Subscribed and sworn to before me this

1st day of November, 2003  
Day Month Year



Terrence D. Kane  
Notary Public

The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 11/1/03

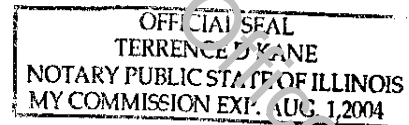
x Helen J. Rita  
Signature of Grantee or Agent

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Subscribed and sworn to before me this

1st day of November, 2003  
Day Month Year



Terrence D. Kane  
Notary Public