

# UNOFFICIAL COPY

## WARRANTY DEED

Tenants by the Entirety

**Mail to:**

Frank Edelen  
6815 W. 95<sup>th</sup> St. S. 3E  
Oak Lawn, IL 60453



Doc#: 0403304196  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/02/2004 02:22 PM Pg: 1 of 3

**Name & Address of Taxpayer:**

Mr. & Mrs. Michael Ritza  
39 Commons Drive  
Palos Park, IL 60464

THE GRANTOR(S), **Helen E. Johnson**, a widow and not since remarried of Huntington Beach, CA 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 **Michael A. Ritza and Joanne B. Ritza, husband and wife**, of County of Cook, State of Illinois, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY all interest in the following described Real Estate Situated in the County of Cook, in the State of Illinois, to wit:  
(See attached legal description)

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 not AS Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY forever.

Subject to covenants, conditions and restrictions of record and real estate taxes for the year 2002 and subsequent years.

Permanent Real Estate Index Number(s): 23-26-201-~~050~~  
Address of Real Estate: 39 Commons Drive, Palos Park, IL 60464

088 (Formerly underlying parcel)  
23-26-201-050

DATED this Dec. day of 19, 2003

Helen E. Johnson  
Helen E. Johnson

(SEAL)

(SEAL)

# P.N.T.N.

This instrument was prepared by Richard E. Burke, Attorney At Law, 14535 John Humphrey Drive, Orland Park, IL 60462



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**PARCEL 1:**

THE EAST 47.50 FEET OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THOSE PARTS OF LOTS 2 AND 3 (TAKEN AS A TRACT IN "THE COMMONS OF PALOS PARK PHASE 2", BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTH EAST 1/4 OF SECTION 26, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENS TITLES OF COOK COUNTY, ILLINOIS ON JULY 20, 1979 AS DOCUMENT NO. 3105635 ALL IN COOK COUNTY, ILLINOIS, BOUNDARIES AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 2, DISTANT 10.22 FEET WEST OF THE NORTH EAST CORNER THEREOF; THENCE SOUTH 02 DEGREES, 42 MINUTES, 44 SECONDS EAST ON A LINE PERPENDICULAR TO THE NORTH LINE OF SAID LOT 2, FOR A DISTANCE OF 74.90 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2, THENCE SOUTH 85 DEGREES, 24 MINUTES, 45 SECONDS WEST, ALONG THE SOUTHERLY LINES OF SAID LOTS 2 AND 3 FOR A DISTANCE OF 155.24 FEET TO A POINT; THENCE NORTH 02 DEGREES, 42 MINUTES, 44 SECONDS WEST ON A LINE PERPENDICULAR TO THE NORTH LINE OF SAID LOT 3, FOR A DISTANCE OF 74.98 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 3; THENCE NORTH 87 DEGREES, 17 MINUTES, 16 SECONDS EAST ON THE LAST DESCRIBED LINE FOR A DISTANCE OF 155.16 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.


**PARCEL 2:**

THAT PART OF LOT 41 IN "THE COMMONS OF PALOS PARK PHASE 2" AFOREDESCRIBED, BEING A STRIP OF LAND 5.00 FEET WIDE LYING IMMEDIATELY NORTH OF AND ADJOINING THE NORTH LINE OF SAID LOTS 1, AND LYING EAST OF THE NORTHERLY PROLONGATION OF THE WEST LINE OF THE ABOVE DESCRIBED PARCEL 1, AND LYING WEST OF THE NORTHERLY PROLONGATION OF THE EAST LINE OF THE ABOVE DESCRIBED PARCEL 1, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN DECLARATION OF COVENANTS AND RESTRICTIONS FOR "PALOS COMMONS" PLANNED UNIT DEVELOPMENT (P.U.D.) FILED MARCH 7, 1980 AS DOCUMENT 183149276 AND AS CREATED BY DEED FROM P.T.C.C., INC., A CORPORATION OF ILLINOIS TO RICHARD R. JOHNSON, SR. AND HELENE JOHNSON, HIS WIFE AND FILED AS DOCUMENT OVER AND UPON LOT 41 IN THE COMMONS C PALOS PARK PHASE 2 AFORESAID FOR INGRESS AND EGRESS.

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**STATE OF ILLINOIS**  
**REAL ESTATE TRANSFER TAX**  
 ★ ★ ★  
 JAN 28 '04 DEPT. OF REVENUE **286.00**

P.B. 10616

0 9 4 6 0 0

Cook County  
**REAL ESTATE TRANSACTION TAX**  
 REVENUE STAMP JAN 28 '04 **143.00**



P.B. 10848