

UNOFFICIAL COPY

Prepared by: JESS E. FORREST
1400 RENAISSANCE DR., # 203
PARK RIDGE, IL 60068

Return to: ~~KIMBERLY PIAK-ROONEY~~
~~5717 N. 15TH STREET~~ John Basile
CHICAGO, IL 60804 9333 Waterfall
Future Taxes to Grantee's Address () Glen
JOHN BASILE DARIM IL 60511
6305 JOLIET RD., UNIT #10
COUNTRYSIDE, IL 60525



Doc#: 0404449204
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/13/2004 03:09 PM Pg: 1 of 3

WARRANTY DEED

(Tenancy by Entirety to Individual)

The Grantor(s) ANTONIO ADAMO AND ANTOINETTA ADAMO, husband and wife

(The above space for Recorder's use only)

of the CITY of CHICAGO, County of COOK State of ILLINOIS
for and in consideration of TEN Dollars and other good and valuable consideration, in hand paid, convey(s)
and warrants to JOHN BASILE

whose address is 6305 JOLIET RD., Unit # 10 of the VILLAGE of COUNTRYSIDE,
County of COOK State of ILLINOIS not in Tenancy in Common, but in joint
tenancy, the following described real estate situated in the County of COOK, in the State of Illinois to wit:
PER ATTACHED

THIS IS NOT HOMESTEAD PROPERTY OF THE GRANTOR

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

Permanent Index Number(s): 18-16-308-034; 18-21-100-010

Property Address: 6305 JOLIET RD., UNIT #10, COUNTRYSIDE, IL 60525

Dated this 4 day of FEBRUARY, 2004

ANTONIO ADAMO

ANTOINETTA ADAMO

STATE OF ILLINOIS)

COUNTY OF COOK) ss

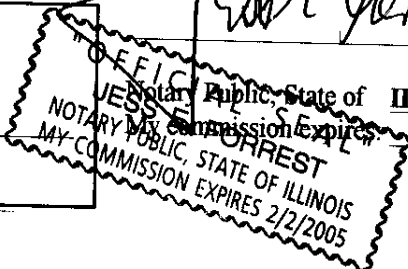
I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that

ANTONIO ADAMO AND ANTOINETTA ADAMO, husband and wife

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that THEY signed, sealed and delivered the said instruments 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 Notarial Seal this 4 day of FEBRUARY, 2004


AFFIX TRANSFER TAX STAMP OR
"Exempt und Sectic \$50
Real Estate Transfer Tax 1593
Date Buyer, Seller or Representative




2

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Property of Cook County Clerk's Office

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
FEB. 11.04

REVENUE STAMP

0000013526
**REAL ESTATE
TRANSFER TAX**
00047.50
FP351014

STATE TAX
STATE OF ILLINOIS
FEB. 11.04

COOK COUNTY

0000013204
**REAL ESTATE
TRANSFER TAX**
00095.00
FP351023

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 10 IN THE 6305 JOLIET ROAD CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0316232003 AS AMENDED FROM TIME TO TIME , TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY , ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE #10 AND PARKING SPACE# AND AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 0316232003

P.I.N.: 18-16-308-034; 18-21-100-010

COMMONLY KNOWN AS: UNIT NO. 10
6305 JOLIET ROAD, COUNRTYSIDE, IL 60525

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS 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.

THE TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL .

THE PURCHASER OF THE UNIT WAS THE TENANT OF THE UNIT PRIOR TO THE CONVERSION OF THE BUILDING TO A CONDOMINIUM.

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.