## **UNOFFICIAL COPY**

# WARRANTY DEED TENANCY BY THE ENTIRETY

Mail To:

Martha Bozic 4725 North Western, Suite 220 Chicago, Illinois 60625

Send Subsequent Tax Bills To:

Nuhret Mezit Zijada Mezit 2243 West Farwell Unit 2C Chicago, Illinois 60%45



Doc#: 0405404163

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 02/23/2004 02:41 PM Pg: 1 of 3

The GRANTOR Oakwel! Gardens II Condominium, LLC, an Illinois Limited Liability Company, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid, CONVEYS and WARRANTS to the GRANTEE Nuhret Mezit and Zijada Mezit, 6026 North Winthrop, Chicago, Illinois, husband and wife, not as Joint Tenants, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Fleal Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 2243-2C IN THE OAKWELL GARDENS II CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL ONE

LOTS 12 AND THE WEST 27 FEET OF LOT 11 IN GEORGE E. GORMAN'S SUBDIVISION OF THE NORTH 1/2 OF LOT 26 IN SMITH'S ADDITION TO ROGERS PARK, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO

AN EASEMENT FOR INGRESS, EGRESS AND PARKING OVER AND ACROSS THE EAST 6 FEET OF THE SOUTH 64.2 FEET OF LOT 11 AND THE WEST 6.6 FEET OF THE SOUTH 64.2 FEET OF LOT 10 IN GEORGE E. GORMAN'S SUBDIVISION OF THE NORTH, 1/2 OF LOT 26 IN SMITH'S ADDITION TO ROGERS PARK, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0331410116; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

THE RIGHT TO THE USE OF P-10, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION.

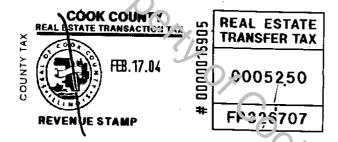
Grantor also hereby grants to the Grantee and his/her/their/its successors and assigns, as rights and easements appurtenant to the above-described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 0331410116, 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.

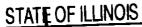
BOX 15

PS

Dis Clark's Office

## UNOFFICIAL COP







FEB.17.04

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

REAL ESTAYS
TRANSFER TAX 0000015961

0010500

FP 102809

### CITY OF CHICAGO



CITY TAX

FEB.17.04

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0078750

0000011260

FP 102803

#### 0405404163D Page: 3 of 3

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This Deed is subject to all rights, easements, restrictions, conditions, covenants and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited and stipulated at length herein.

Together with the tenements and appurtenances thereunto belonging.

The tenant, if any, of this Unit has either waived or has failed to exercise his right of first refusal to purchase this Unit or had no right of first refusal, pursuant to the Illinois Condominium Property Act or any municipal ordinance, or is the purchaser thereof.

Subject To: General Real Estate Taxes for 2003, and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

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

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, as husband and wife, forever.

Property Index Number(s)

11-31-122-027

Address of Real Estate:

Unit 2C, 2243 West Farwell Avenue, Chicago, Illinois 60645.

DATED this <u>30</u> day of January, 2004.

Oakwell Gardens II Condominium, L.L.C.

Bv.

andall Pavlock, Manager

This Document Prepared by: MORGEN & PERL

7101 North Cicero Avenue, Suite 100 Lincolnwood, Illinois 60712

STATE OF ILLINOIS )

) SS

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, Do Hereby Certify that Randall Pavlock, manager of the Oakwell Gardens II Condominium, L.L.C., 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 he signed, sealed and delivered the said instrument as the free and voluntary act of said L.L.C., 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 30 day of January, 2004.

"OFFICIAL SEAL"

DIANE HAYES

NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 4/15/2007 Notary Public