

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY (Individual to Individual)



Doc#: 0411701236 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 04/28/2004 10:03 AM Pg: 1 of 3

MAIL TO:

CHRISTOPHER BUCHCAR Attorney at Law 6245 West Belmont Avenue Chicago, IL 60634

NAME & ADDRESS OF TAXPAYER:

LUDMILA LEMIESZKO 8617 West Foster, #1B Chicago, IL 60656

RECORDER'S STAMP

THE GRANTOR(S) HAGOP M. SAZIAN and ROZINE D. SAZIAN, his wife of the City of Chicago County of Cook State of Illinois for and in consideration of ten and 00/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, CONVEY(S) AND WARRANT(S) to LUDMILA LEMIESZKO

(GRANTEES' ADDRESS) 3119 North 76th Court, Elmwood Park, IL 60707 of the Village of Elmwood Park County of Cook State of Illinois all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

SEE ATTACHED

SUBJECT TO: 2003 AND SUBSEQUENT YEARS REAL ESTATE TAXES, COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD.

P.N.T.N.

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

Permanent Index Number(s): 12-11-310-083-1002 Property Address: 8617 WEST FOSTER, #1B, CHICAGO, IL 60656

Dated this 8th day of April 2004 HAGOP M. SAZIAN (Seal) ROZINE D. SAZIAN (Seal)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

UNOFFICIAL COPY

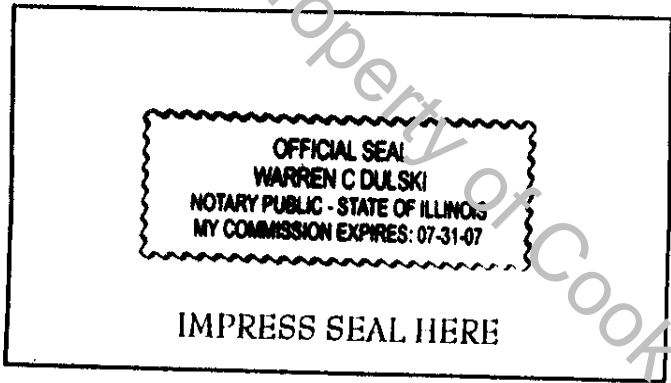
STATE OF ILLINOIS)
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT HAGOP M. SAZIAN and ROZINE D. SAZIAN, his wife personally known to me to be the same person s whose name s are subscribed to the foregoing instrument appeared before me this day in person, and acknowledged that t he y signed, sealed and delivered the 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 notarial seal, this 8th day of April, 2004. ~~XXXX~~

My commission expires on July 31, 2007. ~~X19X~~

Notary Public



City of Chicago
Dept. of Revenue
335291
04/06/2004 10:58 Batch 11862 26



Real Estate
Transfer Stamp
\$1,192.50

COUNTY - ILLINOIS TRANSFER STAMP

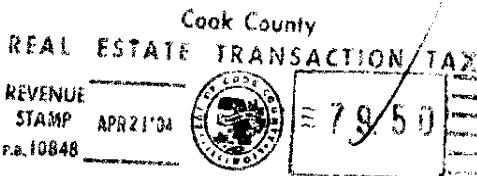
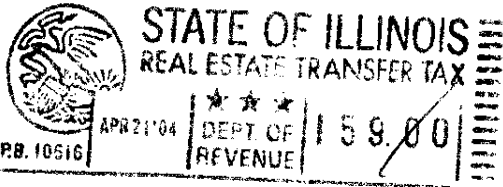
* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
WARREN C. DULSKI - ATTORNEY AT LAW
4108 N. CICERO AVE.
CHICAGO, IL 60641-1808

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantor for tax billing purposes. (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).



WARRANTY DEED
ILLINOIS STATUTORY

TO

FROM

UNOFFICIAL COPY**LEGAL DESCRIPTION**

Property Address: 8617 WEST FOSTER

UNIT#: 1B

CHICAGO, IL 60656

Permanent Index Number: 12-11-310-083-1002

PARCEL 1: UNIT NUMBER 1B IN THE 8617 W. FOSTER AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THAT PART OF THE WEST 174.33 FEET OF THE EAST 299.53 FEET AS MEASURED ALONG THE NORTH LINE, OF THE NORTH 660.00 FEET, AS MEASURED ALONG THE EAST LINE, OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE NORTH 40 FEET THEREOF) DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE ABOVE DESCRIBED LAND; THENCE SOUTH ALONG THE EAST LINE OF SAID LAND (FOR THE PURPOSE OF DESCRIBING THIS PARCEL SAID EAST LINE TAKEN AS "NORTH AND SOUTH") 195.98 FEET; THENCE WEST 44.75 FEET; THENCE SOUTH 2.34 FEET, TO THE POINT OF BEGINNING OF THE PARCEL HEREON DESCRIBED; THENCE WEST 14.75 FEET; THENCE 2.33 FEET, THENCE WEST 86.58 FEET, THENCE NORTH 43.99 FEET; THENCE EAST 86.58 FEET, THENCE SOUTH 2.33 FEET; THENCE EAST 14.75 FEET; THENCE SOUTH 39.33 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED JULY 15, 2001 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JULY 16, 2001 AS DOCUMENT NO. 0010628978, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN HONEY BEE OWNER'S ASSOCIATION DECLARATION OF PROTECTIVE COVENANTS DATED MARCH 27, 1976 AND REGISTERED IN THE OFFICE OF THE REGISTRAR OF TORRENTS AS #LR2869282 ON MAY 13, 1976 AND SUBJECT TO THE SUPPLEMENTARY DECLARATION OF PROTECTIVE COVENANTS OF THE HONEY BEE OWNER'S ASSOCIATION DATED DECEMBER 30, 1976 AND REGISTERED ON JANUARY 17, 1977 AS NO. 29166256, AS AMENDED, AND SUBJECT TO THE AMENDMENT TO THE HONEY BEE OWNER'S ASSOCIATION DECLARATION OF PROTECTIVE COVENANTS DATED AUGUST 31, 1981 AND REGISTERED ON OCTOBER 9, 1981 AS DOCUMENT NO. 3235558.

PARCEL 3: THE EXCLUSIVE RIGHTS TO USE OF THE LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE #6 AND PARKING SPACE #6 AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0010628978.