

UNOFFICIAL COPY



Doc#: 0415905196
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 08/07/2004 12:11 PM Pg: 1 of 2

WARRANTY DEED

THE GRANTORS, FRED MANGIONE ^{MARRIED TO} and MARILYN MANGIONE, his wife, of 8400 Callie Ave., Unit #114, Morton Grove, Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, or other good and valuable consideration in hand paid, CONVEYS and WARRANTS to CAROLYN KITTY, of 70 S. Dee Rd., Unit A, Park Ridge, IL 60068-3754, County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION:

UNIT NUMBER 70 "A" IN FOREST EDGE TOWN HOMES CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 1 IN FOREST EDGE SUBDIVISION OF LOT 1 IN MCCABE'S DEE ROAD SUBDIVISION OF PART OF NORTHWEST ¼ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED MAY 27, 1976 AS DOCUMENT 2871930 AND THE SOUTH 114 FEET OF THE NORTH 521.5 FEET OF THE EASTERLY 267.3 FEET OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR PUBLIC ROADWAY), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM FILED AS DOCUMENT LR 3444070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.


SUBJECT TO:

COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD; PUBLIC AND UTILITY EASEMENTS; ~~EXISTING LEASES AND TENANCIES~~; SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS FOR IMPROVEMENTS NOT YET COMPLETED; UNCONFIRMED SPECIAL GOVERNMENTAL TAXES OR ASSESSMENTS; GENERAL REAL ESTATE TAXES FOR THE YEAR 2003 AND SUBSEQUENT YEARS.

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

Permanent Real Estate Index Number: 09-34-101-038-1013
Address of Real Estate: 70 S. Dee Rd., Unit A, Park Ridge, IL 60068-3754

Dated this 27 day of April, 2004


FRED MANGIONE


MARILYN MANGIONE



TICOR TITLE 544470

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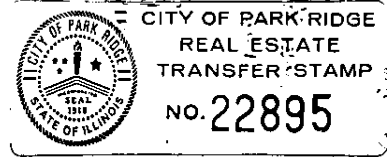
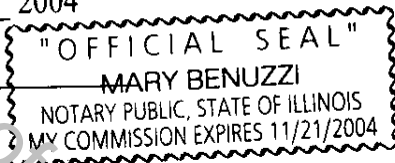
State of Illinois)
County of) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that FRED MANGIONE and MARILYN MANGIONE, his wife, personally known to me to be the same persons whose names 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 27th day of April 2004

Mary Benuzzi
Notary Public



This instrument was prepared by: Frederick C. Cappetta
CAPETTA & ASSOCIATES, LTD.
1900 Spring Road, Suite 102
Oak Brook, IL 60523-1478
(630)954-7474

Mail to:
GUY M. KARM
750 W. NORTHWEST HWY
ARLINGTON HEIGHTS, IL. 60004

Send subsequent tax bills to: Carolyn Kitty
70 S. Dee Rd., Unit A
Park Ridge, IL 60068-3754

