

UNOFFICIAL COPY

Warranty Deed
JOINT TENANCY
Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0425301057
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/09/2004 09:41 AM Pg: 1 of 3

Above Space for Recorder's Use Only

THE GRANTOR, M & A HOMES, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois and in consideration of (\$10.00) TEN DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to JAMES BISHOP and KIRSTEN SILISKIE, 1839 N. Hermitage, Chicago, IL, 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:

PARCEL 1: UNIT 1 IN 2347 WEST OHIO CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 17 AND THE WEST 4 1/4 INCHES OF LOT 16 IN BLOCK 24 IN CANAL TRUSTEE'S SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED _____, 2004 AS DOCUMENT NO. _____ TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS. 2004

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE GS-1 AND THE STORAGE SPACE LIMITED COMMON ELEMENTS LOCATED IN THE BASEMENT AND ON THE ENCLOSED PORCH ON THE FIRST FLOOR AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. _____

P.M.T.N.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, 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 has no right of first refusal.


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Property of Cook County Clerk's Office

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|-----------------------------|
| FP 103026 |
| 0228750 |
| REAL ESTATE TRANSFER TAX |

0000001976

CITY OF CHICAGO



AUG. 30. 04


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

CITY TAX

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|-----------------------------|
| FP 103025 |
| 0015250 |
| REAL ESTATE TRANSFER TAX |

0000004221

COOK COUNTY



AUG. 30. 04

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

COUNTY TAX

STATE OF ILLINOIS



AUG. 30. 04

STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000004209

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|-----------------------------|
| REAL ESTATE TRANSFER TAX |
| 0030500 |
| FP 103021 |

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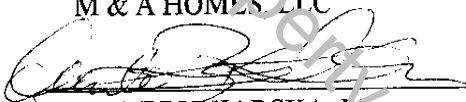
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, not in Tenancy in Common but in **JOINT TENANCY** forever.

Permanent Index Number (PIN): **17-07-117-006**

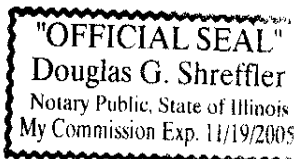
Address(es) of Real Estate: **2347 W. OHIO, UNIT 1, CHICAGO, IL 60612**

Dated this 28th day of July, 2004

M & A HOMES, LLC

 _____ (SEAL)
ANITA BRYNIARSKA, Manager

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public



In and for said County, in the State aforesaid, DO HEREBY CERTIFY that ANITA BRYNIARSKA, is the Manager of M & A HOMES, LLC and is 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 she signed, sealed and delivered the said instrument as her 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 28th day of July, 2004

Commission expires 11-19, 2005 _____
NOTARY PUBLIC

This instrument was prepared by: Douglas G. Shreffler, Attorney at Law, 4653 N Milwaukee Ave. Chicago, Illinois 60630

MAIL TO:

Lawrence Stein
20 N. Clark 1725
Chicago IL 60602

SEND SUBSEQUENT TAX BILLS TO:

JAMES BISHOP
2347 W. OHIO
UNIT 1
CHICAGO, IL 60612

OR

Recorder's Office Box No. _____