

# UNOFFICIAL COPY

**WARRANTY DEED  
TENANTS BY THE ENTIRETY  
Statutory (ILLINOIS)  
(Individual to Individual)**

THE GRANTORS, MARANI VENTURES, L.L.C., of Forest Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to JORGE AMAYA and CATHERINE PALER-AMAYA, husband and wife, of 5431 North East River Road, 608, Chicago, Illinois 60656, not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0432234037  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 11/17/2004 10:57 AM Pg: 1 of 3

See attached for legal description.

Subject To: General taxes for the year 2003 2004 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record, none of which provide for reverter, nor prohibit present use of property.

Permanent Index Number: 16-07-406-009-0000 V. 142 (affects the underlying land).

Property Address: 240 South Oak Park Avenue, Unit 201, Illinois 60302.

0405-10336

Note: The tenant has either waived or has failed to exercise the right of first refusal.

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.

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 as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, FOREVER.

Dated this 27<sup>th</sup> day of October, 2004

MARANI VENTURES, L.L.C.


By:   
Robert Marani-Member

PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

# UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



NOV. 16.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000012008

REAL ESTATE TRANSFER TAX
0025000
FP326660

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 Robert Marani, personally known to me to be a Member of Marani Ventures, L.L.C., and 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 as such Member, signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal

this 27<sup>th</sup> day of October, 2004

Commission expires 3-15-08

"OFFICIAL SEAL"

MARIA A. CRISTIANO  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 3/15/2008

Maria A. Cristiano  
Notary Public

This instrument was prepared by: Pellegrini and Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

Julie Larson  
Adele Austin Brown & Wood  
103 Dearborn  
Chicago IL 60603

Send Subsequent Tax Bills To:

Amaya  
240 S. Oak Park Avenue #201  
Oak Park, IL 60302

OR

Recorder's Office Box No.: \_\_\_\_\_




OCT. 26.04

# 0000005507

REAL ESTATE TRANSFER TAX
0200000
FP 102801

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



NOV. 16.04

REVENUE STAMP

# 0000145435

REAL ESTATE TRANSFER TAX
0012500
FP326670

# UNOFFICIAL COPY

**LEGAL DESCRIPTION:**

**UNIT 201 AND P-1 IN THE AVENUE PARK CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**LOT 12 IN BLOCK 4 IN BLACKSTONE ADDITION TO OAK PARK, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 24, 2004, AS DOCUMENT NUMBER 0417627004, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**Property Address: 240-201 S. Oak Park Avenue, Oak Park, Illinois 60302.**

**Permanent Index Number: 16-07-406-009-0000.**

Property of Cook County Clerk's Office