

# UNOFFICIAL COPY

## WARRANTY DEED



Doc#: 0435108130  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 12/16/2004 12:20 PM Pg: 1 of 2

GRANTOR, TOTAL EQUITY LIMITED PARTNERSHIP, an Illinois limited partnership having its principal place of business at 11936 S. Ridgeway, Suite 1B, Alsip, IL 60803, for and in consideration of Ten and No/100 Dollars (\$10.00), and for other good and valuable consideration hereby conveys and warrants to ~~JOHN & DOBEK AND JOYCE M. DOBEK, a married couple~~ **JOHN & DOBEK AND JOYCE M. DOBEK, HUSBAND & WIFE** residing at 8452 W. 165<sup>th</sup> Place, Tinley Park, IL 60477, ~~not~~ as joint tenants ~~and not as tenants in common but as tenants by the entirety,~~ the following described real estate situated in Cook County, Illinois:

UNIT NUMBER 947-3C IN RIDGEWAY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 5, 6, 7, 8, 13, 14, 15, AND 16 IN HAMLIN HIGHLANDS, A SUBDIVISION OF THE WEST 1/2 OF LOT 24 IN BRAYTON FARMS NUMBER 3, A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26 (EXCEPT THE WEST 80 ACRES THEREOF) TOWNSHIP 37 NORTH, RANGE 13 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 00-116589 TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Commonly known as 11947 S. Hamlin, Unit 3C, Alsip, IL 60803, PIN 24-26-122-022-1047, subject to (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances; use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances that conform to the present use of the premises; (d) public utility easements that serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act. Grantor hereby grants to Grantee, its successors and/or assigns, as rights and easements appurtenant to the subject condominium unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantee reserves to itself, its successors and/or assigns, as 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.

GRANTOR: TOTAL EQUITY LIMITED PARTNERSHIP  
An Illinois Limited Partnership  
By American Financial Systems, Inc.  
An Illinois Corporation, its General Partner

Dated: November 24, 2004

By: *Azemina Hasanovic*  
Azemina Hasanovic, its Vice President

### ACKNOWLEDGEMENT

STATE OF ILLINOIS     )  
  ) ss  
COUNTY OF COOK     )

The undersigned, a Notary Public in and for the State of Illinois, County of Cook, does hereby certify that James P. Arndt, personally known to me to be the same person whose name appears in this Warranty Deed, appeared before

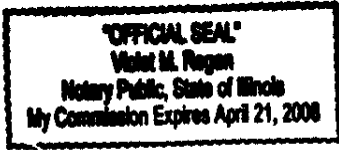
Lawyers Unit # Case#  
04-13393 192 mgc 15580

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me this 24 day of November, 2004, in person, and signed this Warranty Deed as his free and voluntary act, for and on behalf of Azemina Hasanovic, and Total Equity Limited Partnership, L.P., for the uses and purposes herein set forth. Given under my hand and Notarial Seal this 24 day of November, 2004.

(SEAL)



*[Signature]*  
Notary Public

This instrument prepared by: James P. Arndt, Attorney at Law, 777 Hinman Avenue, Suite 36, Evanston, IL 60202.


Subsequent tax bills to: John C. Dobek and Joyce M. Dobek, 8432 W. 165th PL TINLEY PARK IL 60477  
~~11947 S. Hamlin, Unit 36, Alsip, IL 60803.~~

AFTER RECORDING RETURN TO: Albert J. Beaudreau, Esq. .1100 Ravinia Pl. Orland Pk, IL 60462.

Property of Cook County Clerk's Office

VILLAGE TAX

**VILLAGE OF ALSIP**



NOV. 24. 04


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000002306

|                                 |
|---------------------------------|
| <b>REAL ESTATE TRANSFER TAX</b> |
| 0025200                         |
| <b>FP326706</b>                 |

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



DEC. -7.04


REVENUE STAMP

# 0000147018

|                                 |
|---------------------------------|
| <b>REAL ESTATE TRANSFER TAX</b> |
| 0003600                         |
| <b>FP326670</b>                 |

STATE TAX

**STATE OF ILLINOIS**



DEC. -7.04

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000073657

|                                 |
|---------------------------------|
| <b>REAL ESTATE TRANSFER TAX</b> |
| 0007200                         |
| <b>FP326669</b>                 |