

WARRANTY DEED

Joint Tenancy

THIS INDENTURE is made this Eighth day of February, 2005, between Juan and Gina Salgado, Husband and wife, of 3253 S. Archer, Chicago, IL 60608 in the County of Cook and State of Illinois, [Grantors/Sellers] and Dennis ~~Gusti~~ Gusti and Catherine Ludwig, _____, of 6104 S Menard, Chicago, IL 60638, [Grantees/Buyers], **WITNESSETH**, that the Grantors/Sellers, for and in consideration of the sum of Ten and no/100 Dollars [\$10.00] and other good and valuable consideration in hand paid, convey and warrant to the Grantees/Buyers, in Joint Tenancy and not as Tenants in Common the following described real estate, to wit:

SEE EXHIBIT A ATTACHED HERETO

situated in the County of COOK, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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, restriction and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

TO HAVE AND TO HOLD the above granted real estate unto the Grantees/Buyers forever, in Joint Tenancy and not as Tenants in Common

SUBJECT TO: restrictions and covenants of record and acts done or suffered by and through Grantees/Buyers

IN WITNESS WHEREOF, the Grantors/Sellers have set his/her/their hands and seal the day and year first above written.

Juan B Salgado
Juan Salgado

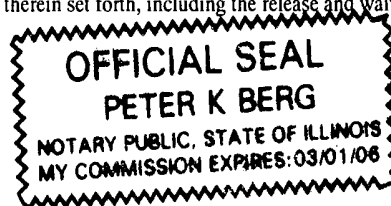
Gina Salgado
Gina Salgado

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Peter K. Berg, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Juan and Gina Salgado 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 he/she they signed and delivered the said instrument as his/her/their free and voluntary act, for uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 8th day of February, 2005.

Notary Public
My commission Expires on 3-1-2008



- > This document was prepared by Berg & Berg, 2100 W. 35th Street, Chicago, Illinois 60609, 773-252-7220
- > After Recording Return to: Dennis Gusti and Catherine Ludwig, 1028 W. 20th Pl., Unit 2, Chicago, IL 60608
- > Send subsequent tax bills to: Dennis Gusti and Catherine Ludwig, 1028 W. 20th Pl., Unit 2, Chicago, IL 60608

234



Doc#: 0605311180
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/22/2005 11:41 AM Pg: 1 of 3

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1 of 3
CHU
5296092

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STREET ADDRESS: 1028 WEST 20TH PLACE UNIT 2
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 17-20-431-019-0000


LEGAL DESCRIPTION:

PARCEL 1: UNIT: 2 IN THE 1028 W. 20TH PL. CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 19 IN BAKER'S RESUBDIVISION OF BLOCK 19 IN WALSH AND MCMULLEN'S SUBDIVISION OF THE SOUTH THREE-QUARTERS OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0503939120; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0503939120.

STATE TAX

STATE OF ILLINOIS



FEB. 17. 05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000083553

REAL ESTATE TRANSFER TAX
0023800
FP 102802

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



FEB. 17. 05


REVENUE STAMP

0000083757

REAL ESTATE TRANSFER TAX
0011900
FP 102802

CITY TAX

CITY OF CHICAGO



FEB. 17. 05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000001143

REAL ESTATE TRANSFER TAX
01785.00
FP 102805

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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 EASEMENT 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 AS LENGTH HEREIN.

Cook County Clerk's Office