

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 0505542218
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 02/24/2005 11:05 AM Pg: 1 of 2

THE GRANTORS, MARK KOWALSKI AND STEPHANIE KOWALSKI, husband and wife of the City of Chicago, County of COOK, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to NWAMARA ERONDU 8211 S. MICHIGAN AVE., CHICAGO, IL 60619 the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

Permanent Index Number : 24-10-225-015-1023

FIRST AMERICAN

Address of Real Estate: 4125 W. 98TH ST., UNIT C, OAK LAWN, IL 60453

File # 1033000

1002

SUBJECT TO: General real estate taxes for 2004 and subsequent years, covenants, conditions, restrictions and easements of record, building lines and building laws and ordinances, zoning laws and ordinances, visible public and private roads and highways, terms, provisions, covenants, and conditions of the Declaration of Condominium and all amendments, if any, any easements established by or implied from said declaration or amendments, party wall rights and agreements, if any, limitations and conditions imposed by the Condominium Property Act.

The subject premises do not constitute a homestead for Mark or Stephanie Kowalski.

TO HAVE AND TO HOLD said premises forever.

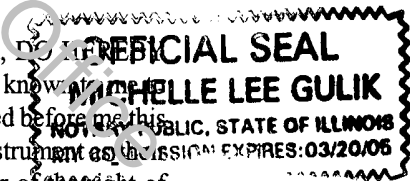
DATED: FEBRUARY 14, 2004.

MARK KOWALSKI

STEPHANIE KOWALSKI

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 MARK KOWALSKI AND STEPHANIE KOWALSKI personally known to me to be the same person 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 purposes set forth, including the release and waiver of the right of homestead.



Given under my hand and official seal this 14th day of February 2005.

NOTARY PUBLIC

This instrument was prepared by Michael T. Konieczka, Attorney at Law, 6500 W. Archer Ave., Chicago, Illinois 60638

Send subsequent tax bills to: Nwamara Erondy 4125 W. 98th St., Unit C, Oak Lawn, IL 60453

Mail to: Keith E. Davis, Esq., 1525 E. 53rd St., Suite 628, Chicago, IL 60615

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Legal Description



UNIT 47 AND 47G AS DELINEATED IN THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

THE WEST 200.76 FEET (AS MEASURED ON THE NORTH AND SOUTH LINES) OF THAT PART OF LOT 1 LYING NORTH OF THE SOUTH 403.0 FEET THEREOF (AS MEASURED ON THE EAST AND WEST LINES), IN BARTOLOMEO AND MILORD SUBDIVISION OF THE SOUTH 36 1/2 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 8 1/4 ACRES OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM FOR PARKSHIRE ESTATES CONDOMINIUM NUMBER 2, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 20196579; TOGETHER WITH THE RESPECTIVE UNDIVIDED INTERESTS IN THE COMMON ELEMENTS OF SAID PARCEL APPERTAINING TO SAID UNITS, AS DEFINED AND SET FORTH IN SAID DECLARATION.

P.I.N. 24-10-225-015-1023

COMMONLY KNOWN AS : 4125 W. 98TH ST., UNIT C, OAK LAWN, IL 60453-3435

Village of Oak Lawn	Real Estate Transfer Tax	\$300
Village of Oak Lawn	Real Estate Transfer Tax	\$100
Village of Oak Lawn	Real Estate Transfer Tax	\$300
Village of Oak Lawn	Real Estate Transfer Tax	\$15

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX		FEB. 23. 05	# 000000610
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		0014300	FP 103027
COOK COUNTY		REAL ESTATE TRANSACTION TAX	
COUNTY TAX		FEB. 23. 05	# 0000006377
REVENUE STAMP		0007150	FP 103028