

# UNOFFICIAL COPY

## WARRANTY DEED

Joint Tenancy

Mail To:

James F. Tozzi

8501 West Higgins Road, Suite 440  
Chicago, Illinois 60631



Doc#: 0513105267  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 05/11/2005 02:24 PM Pg: 1 of 2

Name and Address of Taxpayer:

Hannah Valdez & David Garst  
4530 N. Magnolia , Unit 1N  
Chicago, Illinois 60640

135017716

THE GRANTOR ERIC T. ANDERSON and JENNIFER L. ANDERSON (F/K/A JENNIFER L. WALKER), Husband and Wife, of the Village of Chicago, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good valuable consideration in hand paid,

CONVEYS and WARRANTS to HANNAH VALDEZ <sup>a single woman</sup> and DAVID GARST <sup>a single man, of 902 West</sup>, ~~husband and wife,~~ <sub>of Newport, #1, Chicago, IL 60657</sub>, not as Tenants in Common but as Joint Tenants with right of survivorship, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

legal description attached

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-17-117-022-1006

Property Address: 4530 N. Magnolia , Unit 1N, Chicago, Illinois 60640

Dated this 25 day of APRIL, 2005.

ERIC T. ANDERSON

JENNIFER L. ANDERSON

State of Illinois County of Cook ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that ERIC T. ANDERSON and JENNIFER L. ANDERSON (F/K/A JENNIFER L. WALKER) Husband and wife, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.




Gave and notarial seal, this 25th day of April, 2005.  
Gerald Rinella  
Notary Public


**UNOFFICIAL COPY****Legal Description:**


**PARCEL 1:** UNIT 1-N IN THE ASHTON PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 102 IN SHERIDAN DRIVE SUBDIVISION, BEING A SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE SAID NORTHWEST 1/4 OF THE SECTION WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREENBAY ROAD, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 98901722, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


**PARCEL 2:** THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-2, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NO. 98901722.


**PROP:** 4530 NORTH MAGNOLIA, UNIT 1-N & P-2, CHICAGO, IL 60640

STATE TAX  MAY.-9.05 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000000022	<b>REAL ESTATE TRANSFER TAX</b>
		00340.00
		FP326652

CITY TAX  MAY.-9.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000006152	<b>REAL ESTATE TRANSFER TAX</b>
		00900.00
		FP326650

COUNTY TAX  MAY.-9.05 REAL ESTATE TRANSACTION TAX REVENUE STAMP	# 0000015289	<b>REAL ESTATE TRANSFER TAX</b>
		00170.00
		FP326665

CITY TAX  MAY.-9.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000006152	<b>REAL ESTATE TRANSFER TAX</b>
		00900.00
		FP326650

CITY TAX  MAY.-9.05 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 0000006154	<b>REAL ESTATE TRANSFER TAX</b>
		00750.00
		FP326650