

STEWART TITLE OF ILLINOIS
2 N. LASALLE STREET
SUITE 1929
CHICAGO, IL 60602

419581

UNOFFICIAL COPY



WARRANTY DEED
TRUSTEE TO INDIVIDUAL
(State of Illinois)



Doc#: 0516702179
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/16/2005 11:34 AM Pg: 1 of 3

MAIL TO:
Ms. Renee C. Norgle
Veverka, Rosen And Haugh
180 North Michigan Avenue, Suite 900
Chicago, IL 60601

NAME & ADDRESS OF TAXPAYER:
Thomas E. Ribaudo &
Jiawei Ribaudo
3544 A North Pine Grove, Unit A
Chicago, IL 60657

RECORDER'S STAMP

THE GRANTOR ILENE KRAMER, 1865 Old Willow Road, #231, Northfield, IL 60093, of the County of Lake and State of Illinois, as Trustee under THE ILENE KRAMER LIVING TRUST UNDER TRUST AGREEMENT DATED June 15, 1991 for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid conveys and warrants to THOMAS E. RIBAUDO and JIAWEI RIBAUDO, 3544A North Pine Grove, Unit A, Chicago, IL 60657, County of Cook and State of Illinois, husband and wife, 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:

SEE EXHIBIT A ATTACHED HERETO AND
INCORPORATED BY REFERENCE 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 as husband and wife, not as Joint Tenants or Tenants in Common but as Tenants by the Entirety forever.

Permanent Index Number: 14-21-301-030-1016

Property Address: 3544A North Pine Grove, Unit A, Chicago, IL 60657

DATED this 2nd day of June, 2005.

Ilene Kramer
ILENE KRAMER, as Trustee under the ILENE KRAMER LIVING TRUST
UNDER TRUST AGREEMENT dated June 15, 1991.

3/8

File Number: TM170680

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LEGAL DESCRIPTION

Unit 3544-A together with its undivided percentage interest in the common elements in 3532-3554 North Pine Grove Avenue, Condominium, as delineated and defined in the Declaration recorded as document number 21874796, as amended from time to time, in Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 3544A North Pine Grove
Condo A
Chicago IL 60657
PIN/Tax Code: 14-21-301-030-1016

SUBJECT TO: (1) general real estate taxes for the year 2004 and subsequent years not yet due and payable; (2) building lines and building and liquor restrictions of record; (3) zoning and building laws and ordinances; (4) private, public and utility easements; (5) covenants, conditions and restrictions of record; (6) the recorded Declaration of Condominium and all amendments thereto; (7) provisions of the Condominium Property Act of Illinois (the "Act"); (8) acts done or suffered by or through the Grantee(s).

EXHIBIT A

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STATE OF ILLINOIS)

) ss.

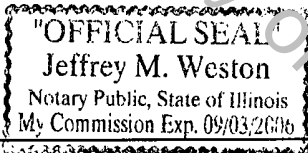
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT ILENE KRAMER, as Trustee under the ILENE KRAMER LIVING TRUST UNDER TRUST AGREEMENT dated June 15, 1991, personally known to me to be the same person whose name is subscribed to the foregoing Warranty Deed, appeared before me this day in person and acknowledged that she signed, sealed and delivered the foregoing Warranty Deed as her free and voluntary act as Trustee under the ILENE KRAMER LIVING TRUST UNDER TRUST AGREEMENT dated June 15, 1991, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 2nd day of June, 2005.

[Handwritten Signature]

Notary Public



My commission expires on _____, 20__

IMPRESS SEAL HERE

CITY OF CHICAGO

CITY TAX



JUN 10 05

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

0000014356

REAL ESTATE TRANSFER TAX
02775.00
FP 102807

Name & Address of Preparer:

Jeffrey M. Weston, Esq.
Suite 1725
20 North Clark Street
Chicago, IL 60602

COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX



JUN. 10. 05

REVENUE STAMP

0000026569

REAL ESTATE TRANSFER TAX
0048500
FP 102810

STATE TAX

STATE OF ILLINOIS



JUN. 10. 05

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

0000026584

REAL ESTATE TRANSFER TAX
00370.00
FP 102804