

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY

1049704
2/7



Doc#: 0520826018
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/27/2005 10:10 AM Pg: 1 of 3

MAIL TO:

Joyce Roeder ^E
18-2 ~~1802 W.~~ Dundee Road #105
Barrington, IL 60010

NAME & ADDRESS OF GRANTEE:

(The Above Space For Recorder's Use Only)

Anthony and Gilda Valentino
847 E. Racine
Chicago, IL 60047

THIS INDENTURE WITNESSETH,

That the Grantor, ROBERT A. WAICHULIS, married to Katrina Sifferd, of the County of Cook and State of Illinois for and in consideration of Ten and no/hundredths (\$10.00) Dollars, and other good and valuable consideration in hand paid,

CONVEYS AND WARRANTS unto:

ANTHONY VALENTINO and GILDA VALENTINO, Husband and Wife, 847 E. Racine, Chicago, Illinois 60047

not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, the following described real estate in the County of Cook and State of Illinois, to-wit:

LEGAL DESCRIPTION ATTACHED HERETO

Permanent Index Number: 17-17-314-011-0000

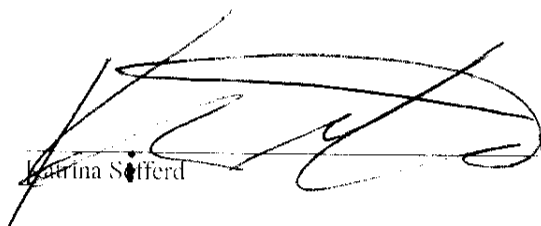
Property Address: 1209 W. Lexington Street, Chicago, Illinois 60607

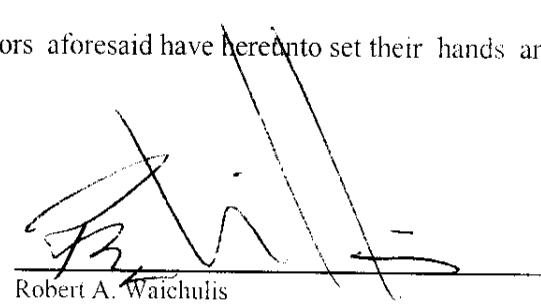
HEREBY releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not as Joint Tenants or as Tenants in Common, but as Tenants by the Entirety, forever.

In Witness Whereof, the Grantors aforesaid have hereunto set their hands and seals this

14th day of March 2005

 (SEAL)
Katrina Sifferd

 (SEAL)
Robert A. Waichulis

3

3

UNOFFICIAL COPY

State of Illinois)
) SS.
 County of Cook)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, do hereby certify that ROBERT A. WAICHULIS and KATRINA SIFFERD, Husband and Wife, personally known to me to be the same persons 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 uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 14th day of March 2005.

Gregory Catrambone
 Notary Public
 "OFFICIAL SEAL"
 Gregory Catrambone
 Notary Public, State of Illinois
 My Commission Expires 01/31/2007

STATE TAX

STATE OF ILLINOIS

JUL. 11.05

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000012666

REAL ESTATE TRANSFER TAX
00520.00
FP 103027

COOK COUNTY - ILLINOIS TRANSFER STAMP

* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

EXEMPT

TRANSF
 DATE

COUNTY TAX

COOK COUNTY
 REAL ESTATE TRANSACTION TAX

JUL. 11.05

REVENUE STAMP

0000012672

REAL ESTATE TRANSFER TAX
00260.00
FP 103028

CITY TAX

CITY OF CHICAGO

JUL. 11.05

REAL ESTATE TRANSACTION TAX
 DEPARTMENT OF REVENUE

0000016540

REAL ESTATE TRANSFER TAX
03900.00
FP 102812

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-507.0) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022)

THIS INSTRUMENT WAS PREPARED BY:
Law Office of Gregory Catrambone, P.C.

Vanessa C. Fry
 101 E. St. Charles Rd., Suite 200
 Villa Park, Illinois, 60181
 630-993-1191

UNOFFICIAL COPY

Legal Description:

PARCEL ONE

THAT PART OF LOTS 1, 2, 3, 4 AND 5 IN THE RESUBDIVISION OF LOTS 5, 6, 7 AND 8 IN BLOCK 7 IN VERNON PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO LOTS 1, 2, 3 AND 4 IN BLOCK 7 IN VERNON PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF BLOCKS 38, 39, 44 AND 45 IN CANAL TRUSTEES' SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF AFORESAID SECTION 17, AND THE NORTH 48.25 FEET OF VACATED POLK STREET AND THE PARK LYING SOUTH OF AFORESAID BLOCK 7, TOGETHER WITH THE VACATED EAST 10.0 FEET OF LYTTLE STREET LYING WEST OF AND ADJOINING BOTH THE NORTH 48.25 FEET OF VACATED POLK STREET AND THE PARK AND LOT 1 IN THE RESUBDIVISION OF LOTS 5, 6, 7 AND 8 OF AFORESAID BLOCK 7 AS THE SAME WAS VACATED BY ORDINANCE DATED FEBRUARY 1, 1961 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, MARCH 24, 1961 AS DOCUMENT NUMBER 18117805, ALSO THE VACATED 20 FOOT ALLEY LYING EAST OF AND ADJOINING LOT 5 IN THE RESUBDIVISION OF LOTS 5, 6, 7 AND 8 IN AFORESAID BLOCK 7, IN COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH LINE OF THE ABOVE DESCRIBED PARCEL, 176.86 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE NORTH $90^{\circ}-00'-00''$ EAST ALONG SAID NORTH LINE, 18.0 FEET; THENCE SOUTH $00^{\circ}-00'-00''$ EAST, 73.25 FEET; THENCE SOUTH $90^{\circ}-00'-00''$ WEST, 18.0 FEET; THENCE NORTH $0^{\circ}-00'-00''$ WEST, 73.25 FEET TO THE PLACE OF BEGINNING.

PARCEL TWO

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE OVER THE NORTH 15.5 FEET OF THE PROPERTY COMPRISING THE COLUMBUS ON THE PARK CONDOMINIUM AS CREATED BY DECLARATION RECORDED AS DOCUMENT 98-025739, AS SET FORTH IN THE COLUMBUS ON THE PARK DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED JANUARY 9, 1998 AS DOCUMENT NUMBER 98-025738.

PARCEL THREE

EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE, AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR COLUMBUS ON THE PARK TOWNHOME HOMEOWNERS ASSOCIATION RECORDED JULY 30, 1998 AS DOCUMENT 98-668512.