# **UNOFFICIAL COPY** PREP. RED BY: Robert J. Ralis, Esq. 561 W. Diversey Pkwy., Ste. 200 Chicago, IL 60614 MAIL TAX BILL TO: Doc#: 0524513052 Fee: \$28.00 Eugene "Gene" Moore Ricardo Padilla 5619-21 N. Christiana Ave., Unit 5619-1 Chicago, IL 60659 Borovsky & Elitich SCIQ-21 N. Chrytrana unt 5619-1 Gook County Recorder of Deeds Eugene "Gene" Moore Tengene "Gene" Moore "G Date: 09/02/2005 10:56 AM Pg: 1 of 3 Chicago, IL 60601 6059 TENANCY BY THE ENTIRETY WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), J.P STELLAS PROPERTIES, INC., an Illinois corporation, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to RICARDO PATILLA and ANNE K. PADILLA, husband and wife, of 5512 N. Sawyer, Chicago, IL 60625, not as Tenants in Common nor as Juin: Tenants but as Tenants by the Entirety, all right, title, and interest in the following

described real estate situated in the County of COOK, State of Illinois, to wit:

See Legal Description attached hereto.

Permanent Index Number(s): 13-02-431-039-0000

Property Address: 5619-21 N. Christiana Ave., Unit 5013-1, Chicago, IL 60659

Subject, however, to the general taxes for the year of 2004 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homesteac Exemptions Laws of the State of Illinois.

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TLNANTS IN COMMON, but as TENANTS BY THE

Dated this 30th Day of June	20 05	Op,
	By:	P. Stellas I roperties, Inc.
STATE OF ILLINOIS	Бу	James P. Stellas, President
COUNTY OF COOK )	SS.	
I, the undersigned, a Notary Public in an President of J.P. Stellas Properties, Inc., personal	nd for said County, in the Sta	te aforesaid, do hereby certify that Iomas D. C. H.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that James P. Stellas, President of J.P. Stellas Properties, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument, as his 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 30th Day of

OFFICIAL SEAL MARILYN SANCHEZ NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/17/08

My commission expires:

Exempt under the provisions of paragraph

ATG FORM 4011-R

Attorneys' Title Guaranty Fund, Inc.

Prepared by ATG Resource\*\* Chicago, Illinois 60602-3104 (312) 372-1735

Warranty Deed - Tenancy By the Entirety: Page 1 of 1

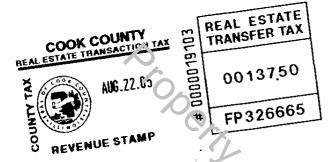
FOR USE IN: ALL STATES

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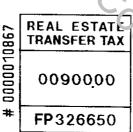
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## LEGAL DESCRIPTION

#### Parcel 1:

Units 5619-1in the Christiana Place Condominiums as depicted on the Plat of Survey of the following described real estate:

Lots 25 and 24 (except for the South 5 feet thereof) in Block 60 in W.F. Kaiser and Co.'s Bryn Mawr Addition to Arcadia Terrace, being a Subdivision of that part of the Southeast 1/4 of Section 1 and the South 1/2 of the Southeast 1/4 of Section 2, lying West of the Westerly Line of the Right of Way of the North Shore Channel of the Sanitary District of Chicago in Township 40 North, Range 13, East of the Third Principal, in Cook County, Illinois; which Plat of Survey is attached as Exhibit. "A" to the Declaration of Condominium Ownership, recorded June 30, 2005 in the Office of the Recorder of Deeds of Cook County, Illinois as Document Number October 1 and the South 1/2 of the Southeast 1/4 of Section 1 and the Southeast 1/4 of the Southeast 1/4 of Section 1 and the Southeast 1/4 of Section 1 and the Southeast 1/4 of Section 1 and the Sou

### Parcel 2:

The exclusive right to storage room number S-1, as a limited common element ("LCE"), as delineated on the Plat of Survey and the rights and easements for the benefit of Unit Number 5619-1, as set forth in the Declaration.

#### Parcel 3:

The exclusive right to the parking space number P-1, as 2 limited common element ("LCE"), as delineated on the Plat of Survey and as set forth in the Declaration; the Grantor reserves to itself, its successors and assigns, the rights and easements as set forth in said Declaration for the remaining and described therein.

Grantor also hereby grants to the Grantee, its successors and assigns, such 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, 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 also 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 at length herein.

PIN: 13-02-431-039-0000

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