

# UNOFFICIAL COPY

## Special Warranty Deed Tenants by the Entirety Statutory (Illinois)

The GRANTOR, MTV Properties, Inc.,



Doc#: 0525835218 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/15/2005 09:22 AM Pg: 1 of 2

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

**Cipriano Garcia and Angelica Garcia, husband and wife, of 4727 N. Tripp, Chicago, Illinois 60630**

as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Parcel 1: Unit 4434-1 in the 4434 West Gunnison Condominium as delineated on a Survey of the following described real estate: Lot 8 in Block 2 in Schmidt's Subdivision of the East 6.97 chains of Lot 3 in James H. Rees' Subdivision of the Southwest 1/4 of Section 10, Township 40 North, Range 13, East of the Third Principal Meridian, otherwise known as Lot 4 in the Circuit Court Partition (excepting therefrom a tract of land described as follows: Commencing at the Southeast corner of the Southwest 1/4 of Section 10, Township 40 North, Range 13; thence North on the East line of the Southwest 1/4 of said Section 10, 158.0 feet; thence West, parallel with the South line of the Southwest 1/4 of said Section 10, 123.0 feet; thence South parallel with the West line of the Southwest 1/4 of said Section 10, 158.0 feet to a point on the second line of the Southwest 1/4 of said Section 10, 123.0 feet West of the Southeast corner of the Southwest 1/4 of said Section 10; thence East on the South line of the Southwest 1/4 of Section 10, 123.0 feet to the place of beginning), together with Lot 1 and the North 140.96 feet of Lot 36 in Lawrence and Elston Avenue Subdivision of Lot 3 (except the East 6.97 chains thereof) in James E. Rees' Subdivision of the Southwest 1/4 of Section 10, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which Survey is attached as Exhibit "D" to the Declaration of Condominium recorded as Document number 0524539066, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 2: The exclusive right to the use of S-10, a limited common element, as delineated on the Survey attached to the Declaration aforesaid as Document number 0524539066.

TO HAVE AND TO HOLD said premises as husband and wife, not as Joint Tenants nor as Tenants in common, but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: Real estate taxes for 2004 and thereafter.

Permanent Real Estate Index Number(s): 13-10-316-034-0000 (affects underlying land)

Address(es) of Real Estate: 4434 W. Gunnison, Unit 1, Chicago, Illinois 60630

Grantor also hereby grants to the grantee, its successors and assigns, as 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, aforesaid, 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.

BOX 334 CT

Handwritten notes: 12/15, 747766 WA Rank on, AS

Handwritten initials: 2 R, uhs

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This deed is 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.

The tenant of unit 4434-1 has waived or has failed to exercise the right of first refusal.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Secretary this 6th day of September, 2005.

MTV Properties, Inc.

By: *Vasily Shevchuk*  
Vasily Shevchuk, Secretary

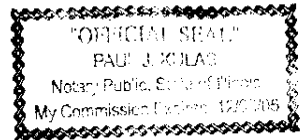
State of Illinois

ss.

County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Vasily Shevchuk personally known to me to be the Secretary of MTV Properties, Inc., an Illinois corporation, and 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 severally acknowledged that as such Secretary, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 6th day of September, 2005.



Commission expires: 12-8-06

*Paul J. Kulas*  
Notary Public

This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago, Chicago, Illinois 60622

STATE OF ILLINOIS	
STATE TAX	SEP.-8.05
# 0000011178	REAL ESTATE TRANSFER TAX
	00190.00
	FP 103032

COOK COUNTY	
COUNTY TAX	SEP.-8.05
# 0000011262	REAL ESTATE TRANSFER TAX
	00095.00
	FP 103034

CITY OF CHICAGO	
CITY TAX	SEP.-8.05
# 0000003728	REAL ESTATE TRANSFER TAX
	01425.00
	FP 103033

Mail to:

Philip P. Yanez, Esq.  
2400 N. Western Ave., Suite 201  
Chicago, Illinois 60647

Send subsequent tax bills to:

Cipriano & Angelica Garcia  
4434 W. Gunnison, Unit 1  
Chicago, Illinois 60630