



Doc#: 0529142242 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/18/2005 11:41 AM Pg: 1 of 3

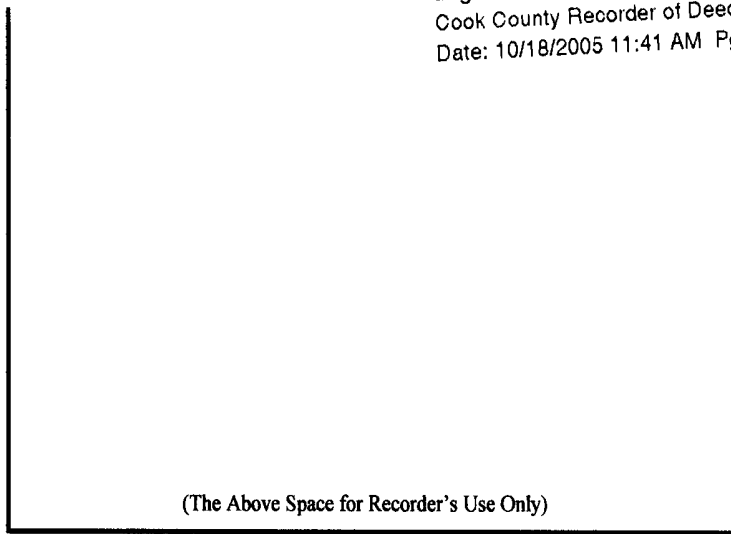
Handwritten initials in a circle and "CF"

This Instrument Prepared By:

Shane E. Mowery
Attorney at Law
2010 W. Potomac, Unit D
Chicago, IL 60622

Handwritten initials in a circle

Handwritten vertical text: 575080334



(The Above Space for Recorder's Use Only)

WARRANTY DEED

MILVET GUARDIOLA, single, never married, residing at Unit 806, 111 S. Morgan, Chicago, Illinois (hereinafter called "Grantor"), in consideration of the sum of TEN AND NO/DOLLARS (\$10.00) and other good and valuable consideration in hand paid by SANDRA VALENTI and JULIE A. VALENTI (hereinafter called "Grantees"), not as tenants in common but as joint tenants with right of survivorship, the receipt and sufficiency of which is hereby acknowledged and confessed, by these presents does hereby grant, bargain, sell, convey, warrant and confirm, unto Grantee, all of Grantor's right, title and interest in and to the real property located in the City of Chicago, County of Cook and State of Illinois which is more particularly described on Exhibit "A" attached hereto and incorporated herein by this reference, 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 forever. Subject to general real estate taxes for year 2004 and subsequent years and such covenants, conditions, easements and restrictions of record as of the date hereof.

Address of Property: Unit 806 and PU 309, 111 S. Morgan, Chicago, Illinois 60607

Permanent Index Number: 17-17-212-016-1131 and 17-17-212-016-1313

TO HAVE AND TO HOLD the premises unto Grantees, their successors and assigns FOREVER, and Grantor does hereby covenant that she is lawfully seized and possessed of said Property in fee simple, has a good right to convey.

Handwritten text: Box 334

UNOFFICIAL COPY

FP 103034
0012500
REAL ESTATE TRANSFER TAX

0000013338

OCT. 12.05



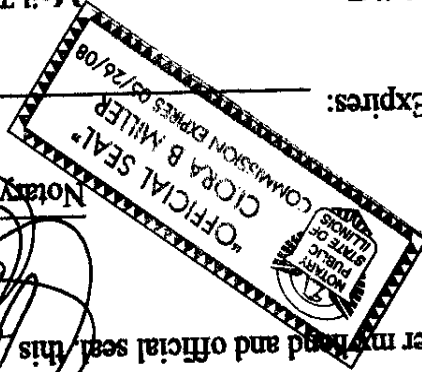
COUNTY TAX

COOK COUNTY REAL ESTATE TRANSACTION TAX

Mail Tax Bills To:
 Sandra Valenti and Julie A. Valenti
 111 S. Morgan
 Unit 806
 Chicago, IL 60607

After Recording Mail To:
 Mr. Ronald Kaplan, Esq.
 134 N. LaSalle
 Suite 2005
 Chicago, IL 60602

My Commission Expires:



[Handwritten Signature]
 Notary Public

I, the undersigned, a Notary Public in the State and County aforesaid, DO HEREBY CERTIFY that Milvet Guardia personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2005.

FP 103033
0187500
REAL ESTATE TRANSFER TAX

000004595

OCT. 12.05



CITY TAX

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

STATE OF ILLINOIS)
COUNTY OF COOK)
SS:

Date of Execution: Sept. 19, 2005

[Handwritten Signature]

MILVET GUARDIOLA

GRANTOR:

FP 103032
0025000
REAL ESTATE TRANSFER TAX

0000013248

OCT. 12.05



STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

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EXHIBIT A

LEGAL DESCRIPTION

UNIT 806 AND PU 309 IN ONE ONE ONE MORGAN CONDOMINIUM, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS DEFINED AND DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0030258832 AS AMENDED FROM TIME TO TIME, IN DUNCAN'S ADDITION TO CHICAGO IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office