

UNOFFICIAL COPY

WARRANTY DEED

GRANTOR(S):

JOZEF HARMATA ,
A single man,

PRESENTLY RESIDING AT:
10210 S. 86th Ave
Palos Hills, IL 60465



Doc#: 0530534077 Fee: \$26.50
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/01/2005 08:37 AM Pg: 1 of 2

(The Above Space For Recorder's Use Only)

for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

THERESA MAYBERRY-DUNN

the following described Real Estate situated in the State of Illinois, to wit:

P.I.N.: 20-03-403-030-0000
PROPERTY ADDRESS: 4351 S. ST. LAWRENCE AVE, UNIT 1, CHICAGO, IL 60653

LEGAL DESCRIPTION:

UNIT #11 IN THE 4351 SOUTH ST. LAWRENCE AVENUE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 26 1/2 FEET OF THE NORTH 50 1/2 FEET OF THE WEST 1/2 OF LOT 10 (EXCEPT THE EAST 8 FEET THEREOF TAKEN FOR AN ALLEY) IN BLOCK 2 OF SALTONSTALL AND RUSSELL'S SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 03, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER _____, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT 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 LAND DESCRIBED THEREIN. THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL WITH RESPECT TO THE UNIT BECAUSE THE UNIT WAS VACANT

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING, APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY, THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

A05-1791B LMS

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Hereby releases and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said real estate forever.

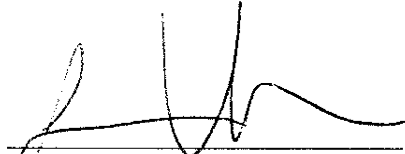
DATED this 28th day of October, 2005


JOZEF HARMATA

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that JOZEF HARMATA personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that s/he signed, sealed and delivered the said instrument as his/her 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 OFFICIAL SEAL, this 28th day of October, 2005




Notary Public

Prepared by: WALDEMAR WYSZYNSKI, Attorney at Law, 15 N. Northwest Hwy., Park Ridge, IL 60068

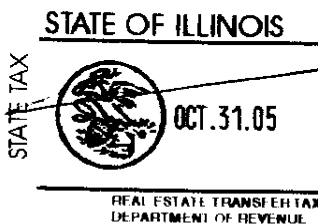
Return to:

MANUEL SOLDTKE
8001 N. LINCOLN AVE.
SKOKIE, IL 60077

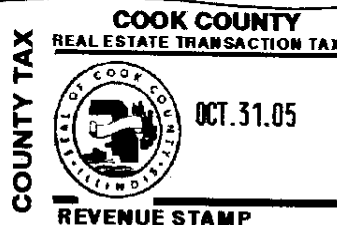
Send Subsequent Tax Bill To:

THERESA BAYBERRY-DUNN
4351 S. ST. LAWRENCE AVE. #1
CHICAGO, IL 60653

City of Chicago Dept. of Revenue 403008 10/31/2005 09:32 Batch 02233 3
Real Estate Transfer Stamp \$1,350.00



REAL ESTATE TRANSFER TAX
00180.00
0000088487
FP326669



REAL ESTATE TRANSFER TAX
00090.00
0000175607
FP326670