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Doc#: 0533541050 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2005 11:04 AM Pg: 1 of 3

11/26
Tenants By The Entirety
WARRANTY DEED

ILLINOIS STATUTORY
CORPORATION to INDIVIDUAL

206 4860 MTC SHELBY

MAIL TO:

KRISTAN J. RICHARDS
JAKUBCO, RICHARD & JAKUBCO P.C.
2224 WEST IRVING PARK ROAD
CHICAGO, ILLINOIS 60618

NAME/ADDRESS OF TAXPAYER:
TEALE K. SMITH & KIMBERLY MADORE-SMITH
1113 NORTH MOZART
UNIT 101
CHICAGO, ILLINOIS 60622

RECORDER'S STAMP

M.G.R. TITLE

The Grantors, JOANNA BAFIA AND STANISLAW BAFIA, for and in consideration of Ten and No/100ths Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY and WARRANT to

TEALE K. SMITH & KIMBERLY MADORE-SMITH, husband and wife,
~~not as tenants in common, not as joint tenants but~~
as tenants by the entirety.

any and all right, title, and interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

See Legal Description and Subject To Provisions
attached hereto as Exhibit "A" and incorporated herein by reference

Commonly Known as: Unit 101
1113 North Mozart, Chicago, Illinois 60622

Permanent Index Number: 16-01-304-020-0000 (undivided)

Dated this 17th day of November, 2005.

City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
406517 \$2,812.50
11/29/2005 14:48 Batch 11846 101



STATE OF ILLINOIS	
STATE TAX	REAL ESTATE TRANSFER TAX
	00375.00
NOV. 30.05	FP326660
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000029224

Joanna Bafia

COOK COUNTY	
COUNTY TAX	REAL ESTATE TRANSACTION TAX
	00187.50
NOV. 30.05	FP326670
REVENUE STAMP	# 000017942

Stanislaw Bafia

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State of Illinois)
) SS.
County of Cook)

The undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that JOANNA BAFIA and STANISLAW BAFIA, 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 and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 17th day of November, 2005.



John E. Lovestrand

Notary Public

My commission expires: 9-4-2006

This instrument prepared by: John E. Lovestrand
PALMISANO & LOVETRAN
19 South LaSalle Street
Suite 900
Chicago, Illinois 60603

Property of Cook County Clerk's Office

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EXHIBIT "A"

Parcel 1:

UNIT 101 in the **1113 N, MOZART CONDOMINIUMS** as delineated on a survey of the following described property:

Lot 24 in Block 1 in Carter's Resubdivision of Blocks 1, 3, 4, 5, 7, 8, 9, 10, 11, 13, 14, 15 and Lots 2, 4 and 5 in Block 17 in Carter's Subdivision of Blocks 1, 2, 3, 4 and 7 in Clifford's Addition to Chicago, in the East ½ of the Southwest ¼ of Section 1, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached to the Declaration of Condominium recorded as Document No. **0524418025** together with an undivided percentage interest in the Common Elements.

Parcel 2:

The exclusive right to use **Parking Space P- 1**, a limited common element as delineated on the survey attached to the aforementioned Declaration of Condominium recorded as Document No. **0524418025**.

Permanent Index Number: **16-01-304-020-0000** (undivided)

Commonly Known as: **Unit 101, 1113 North Mozart, Chicago, Illinois 60622**

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, 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 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.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

SUBJECT TO: (1) general real estate taxes not due and payable at the time of closing; (2) the Act and Code; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (6) utility easements, if any, whether recorded or unrecorded; (7) covenants, conditions, restrictions, encroachments and easements of record.