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TICOR TITLE

573326

183

WARRANTY DEED

JOINT TENANCY



Doc#: 0533505084 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/01/2005 10:39 AM Pg: 1 of 3

Mail To:

Victoria I. Perez
4126 North Lincoln Ave., Unit 1
Chicago, IL 60618

Send Subsequent Tax Bills To:

~~Luis Ramirez~~
Maribel Ortiz
2524 West North Shore
Unit #1
Chicago, Illinois 60645

The GRANTOR North Shore Maplewood, LLC, an Illinois Limited Liability Company, for and in consideration of Ten and No/100 (\$10.00) Dollars in hand paid, CONVEYS and WARRANTS to the GRANTEE Luis Ramirez and Maribel Ortiz, 2416 West North Shore, Chicago, Illinois, not as Tenants in Common, but as **JOINT TENANTS**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 2524-1 IN THE NORTH SHORE-MAPLEWOOD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 25, 26, 27 AND 28 IN BLOCK 3 IN HEWITT'S ROGERS PARK ADDITION IN THE NORTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT STREETS), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527232172; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF P-8, A LIMITED COMMON ELEMENT AS DESCRIBED IN THE AFORESAID DECLARATION

Grantor also hereby grants to the Grantee and his/her/their/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, recorded in the Office of the Recorder of Deeds in Cook County, Illinois as Document No. 0527232172, 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, restrictions, conditions, covenants and reservations contained in said Declaration, the same as though the provisions of said Declaration were recited

BOX 15


2/1/05

36 (J.C.)

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CITY OF CHICAGO

CITY TAX



NOV.22.05


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000028812

REAL ESTATE TRANSFER TAX
01695.00
FP 102803

STATE OF ILLINOIS

STATE TAX



NOV.22.05


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000031351

REAL ESTATE TRANSFER TAX
00226.00
FP 102809

COOK COUNTY

COUNTY TAX



NOV.22.05

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

0000031257

REAL ESTATE TRANSFER TAX
00113.00
FP326707

Property of Cook County Clerk's Office

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and stipulated at length herein.

Together with the tenements and appurtenances thereunto belonging.

The tenant, if any, of this Unit has either waived or has failed to exercise his right of first refusal to purchase this Unit or had no right of first refusal, pursuant to the Illinois Condominium Property Act or any municipal ordinance, or is the purchaser thereof.

Subject To: General Real Estate Taxes for 2004, and subsequent years; building setback lines; easements for public utilities; terms, covenants, conditions, and restrictions of record.

Hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois,

TO HAVE AND TO HOLD said premises not as Tenants in Common, but as **JOINT TENANTS**, forever.

Property Index Number(s) 10-36-405-016-0000

Address of Real Estate: Unit #1, 2524 West North Shore, Chicago, Illinois 60645

DATED this 21 day of October, 2005.

North Shore-Maplewood, L.L.C.

By: 

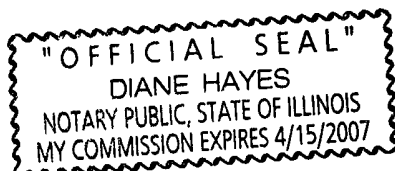
Daniel Cardoso, Manager

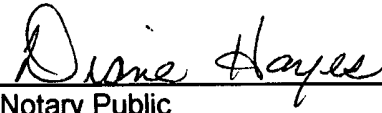
This Document Prepared by: MORGEN & PERL
7101 North Cicero Avenue, Suite 101
Lincolnwood, Illinois 60712

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 Daniel Cardoso, manager of the North Shore-Maplewood, L.L.C., 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 the free and voluntary act of said L.L.C., 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 21 day of October, 2005.




Notary Public