

UNOFFICIAL COPY

WARRANTY DEED
STATUTORY (ILLINOIS)



Doc#: 0536433135 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/30/2005 11:27 AM Pg: 1 of 3

(THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

NW5766171

The GRANTOR, PATRICIA M. CWICK MUNOZ and OSCAR MUNOZ, husband and wife, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to GRANTEE:

VIRGINIA C. FIDLER
of 1100 N. LaSalle, Chicago, Illinois 60610

The following described real estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Tax Index Number: 14-28-317-063-1002

Property Commonly Known As: 444 W. Fullerton, Unit 302, Chicago, Illinois 60614

- Subject To (a) general real estate taxes not due and payable at the time of closing,
- (b) the Condominium Property Act,
- (c) the Declaration and the Condominium Documents,
- (d) applicable zoning and building laws and ordinances,
- (e) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased Unit,
- (f) acts done or suffered by Grantee or anyone claiming through Grantee,
- (g) utility easements, whether recorded or unrecorded,
- (h) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser

TO HAVE AND TO HOLD THE SAME UNTO THE Grantee as aforesaid and to the proper use and benefit of Grantee forever.

Dated: 12/7/05, 2005

PATRICIA M. CWICK MUNOZ

OSCAR MUNOZ

BOX 334 CTI

10/1
10/2
10/3
10/4
10/5
10/6
10/7
10/8
10/9
10/10
10/11
10/12
10/13
10/14
10/15
10/16
10/17
10/18
10/19
10/20
10/21
10/22
10/23
10/24
10/25
10/26
10/27
10/28
10/29
10/30
10/31

UNOFFICIAL COPY

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 **PATRICIA M. CWICK MUNOZ and OSCAR MUNOZ, husband and wife**, 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, sealed and delivered the said instrument as their 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 notarial seal this 7th day of December, 2005.



Notary Public

Mail tax bill to:

Virginia Fidler

Mail recorded deed to:

Daniel Pikarski, Esq.
Gordon and Pikarski
303 West Madison Street, #1800
Chicago, Illinois 60606

Prepared by:

Daniel E. Fajerstein, Esq.
500 Skokie Boulevard, Suite 350
Northbrook, Illinois 60062

STATE TAX

STATE OF ILLINOIS

DEC. 14.05

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000016698

REAL ESTATE TRANSFER TAX
00147.00
FP 103032

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

DEC. 14.05

REAL ESTATE TRANSFER TAX

0000016795

REAL ESTATE TRANSFER TAX
00073.50
FP 103034

CITY TAX

CITY OF CHICAGO

DEC. 14.05

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000005826

REAL ESTATE TRANSFER TAX
01102.50
FP 103033

UNOFFICIAL COPY

PARCEL 1: UNIT 302 IN THE PARK WEST CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN PARTS OF LOTS 1, 2 AND 3 IN F. DEMING'S SUBDIVISION OF LOTS 6, 7, 8 AND 9 OF OUTLOT C OF WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 97400395 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE COMMERCIAL PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE 444 WEST FULLERTON AVENUE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND EASEMENTS RECORDED JUNE 5, 1997 AS DOCUMENT 97400394.

Property of Cook County Clerk's Office