

UNOFFICIAL COPY

WARRANTY DEED
Statutory (Illinois)

REC 49586 20F3

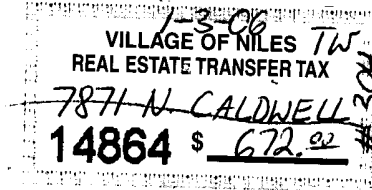


Doc#: 0601702284 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/17/2006 10:59 AM Pg: 1 of 3

THE GRANTORS, ELMAR BINGCANG and SHEILA BINGCANG, husband and wife, of the Village of Niles, County of Cook and State of Illinois, for the consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, CONVEY AND WARRANT TO ELZBIETA ALBERSKA, of 6332 West Irving Park Road, Chicago, Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* a married woman

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO.



Subject to: Real Estate taxes for the year 2005 and subsequent years; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of Declaration of Condominium and all amendments thereto; public and utility easements including any easements established by or implied from the Declaration of Condominium or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the Declaration of Condominium

Real Estate Tax Number: 10-30-201-031-1028

Address of Real Estate: 7871 North Caldwell Avenue, Unit 304, Niles, Illinois 60714

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.

DATED this 31st day of December, 2005

X Elmar E. Bingcang (SEAL)
Elmar Bingcang

X Sheila Bingcang (SEAL)
Sheila Bingcang

STATE OF ILLINOIS)
COUNTY OF LAKE) SS

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that ELMAR BINGCANG and SHEILA BINGCANG, 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.

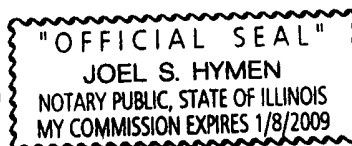
Given under my hand and official seal this 31st day of December, 2005

Joel S. Hyman
Notary Public

This instrument was prepared by JOEL S. HYMEN, 1411 McHenry Road, Suite 125, Buffalo Grove, IL 60089.

MAIL TO:

Elzbieta Alberska
7871 North Caldwell Ave Unit 304
Niles, IL 60714





SEND SUBSEQUENT TAX BILL TO:

Elzbieta Alberska
7871 N. Caldwell Ave Unit 304
Niles, IL 60714

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STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS	# 00000002977	REAL ESTATE TRANSFER TAX
	JAN. -9.06		00224.00
	FP 103020		

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000010075	REAL ESTATE TRANSFER TAX
	JAN. -9.06		00112.00
	FP 103019		

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PROPERTY LEGAL DESCRIPTION:

UNIT NO. 304 IN WOODLEY PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL THAT PART OF THE NORTH 651.42 FEET OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH LIES EASTERLY OF THE EASTERLY LINE OF CALDWELL ROAD AND SOUTHEASTERLY OF THE LOWER WATER LINE ALONG THE SOUTHEASTERLY BANK OF THE NORTH BRANCH OF THE CHICAGO RIVER AND LYING WEST OF A LINE DRAWN SOUTH AT RIGHT ANGLES TO THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 30, FROM A POINT IN THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 30, WHICH IS 1089.40 FEET WEST OF THE NORTHEAST CORNER OF SAID SECTION 30, COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED TRACT; THENCE WEST ON A LINE PARALLEL TO AND 651.42 FEET SOUTH OF THE NORTH LINE OF SAID SECTION 30, A DISTANCE OF 200 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF CALDWELL AVENUE; THENCE IN A NORTHWESTERLY DIRECTION ALONG THE EASTERLY LINE OF CALDWELL AVENUE, A DISTANCE OF 300 FEET; THENCE NORTHEASTERLY A DISTANCE OF 67.13 FEET TO THE INTERSECTION WITH A LINE DRAWN PARALLEL TO AND 356.72 FEET SOUTH (MEASURED AT RIGHT ANGLES) FROM THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 30; THENCE EAST ALONG A LINE PARALLEL TO AND 356.72 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 30, A DISTANCE OF 312.97 FEET TO THE EAST LINE OF THE ABOVE DESCRIBED TRACT; THENCE SOUTH ALONG THE EAST LINE OF SAID TRACT, A DISTANCE OF 294.70 FEET TO THE PLACE OF BEGINNING, WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS AS DOCUMENT NUMBER 94426719 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD, ALL IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER:

10-30-201-031-1028