

# UNOFFICIAL COPY



**WARRANTY DEED**  
**STATUTORY (ILLINOIS)**  
(Individual to Individual)

Doc#: 0629905178 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/26/2006 11:55 AM Pg: 1 of 2

The Grantor, **JOSEPH M. VITALE**,  
**married to Debra Schwartzers**,  
of the City of Oak Park, State of Illinois,  
for and in consideration of TEN and  
NO DOLLARS, and other good and valuable  
considerations in hand paid,  
Conveys and Warrants unto

*On Page*

**ANASTASIYA AVDOSHKINA, 5 S 040 Pebblewood, Naperville, IL 60563**

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

UNIT 2H IN SANTA MARIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE  
FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND 3 IN OWNER'S SUBDIVISION  
OF THE WEST 223.5 FEET AND THE SOUTH 10 FEET OF THE EAST 54.1 FEET OF THE  
WEST 277.6 FEET OF LOT 3 AND THE WEST 277.6 FEET OF LOT 2 (EXCEPT THE  
SOUTH 115 FEET OF THE EAST 81.6 FEET OF THE WEST 261.6 FEET OF SAID LOT 2)  
OF JAMES W. SCOVILLES SUBDIVISION OF THE WEST HALF OF THE NORTHEAST  
QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD  
PRINCIPL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED  
AS EXHIBIT "A", TO THE DECLARATION OF CONDOMINIUM RECORDED AS  
DOCUMENT NUMBER 96402515, AND AMENDED BY FIRST AMENDMENT TO  
DECLARATION OF CONDOMINIUM RECORDED JUNE 3, 1996 AS DOCUMENT  
NUMBER 96418417, TOGETHER WITH THE PERCENTAGE INTEREST IN THE  
COMMON ELEMENTS.

SUBJECT TO: (a) general real estate taxes not due and payable at closing; (b) building  
lines and building laws and ordinances, use or occupancy restrictions, conditions and  
covenants of record, (c) zoning laws and ordinances which conform to the present usage  
of the premises; (d) public and utility easements which serve the premises; (e) public  
roads and highways, if any; (f) party wall rights and agreements, if any; and (g)  
limitations and conditions imposed by the Illinois Condominium Property Act and  
condominium declaration, if applicable.

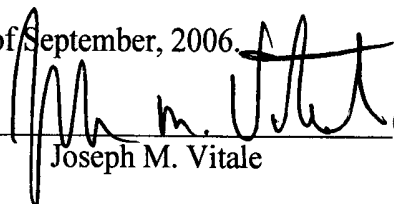
~~Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption  
Laws of the State of Illinois.~~

**THIS IS NOT HOMESTEAD PROPERTY.**

**PIN #(s):** 16-07-212-010-1023

**Address(es) of Real Estate:** 232 N. Oak Park Avenue, #2H, Oak Park, Illinois 60302  
Cook County

Dated this 27th day of September, 2006.

 (SEAL)  
Joseph M. Vitale

**TICOR TITLE** 591329 **BOX 15**

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C-7*

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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 **Joseph M. Vitale** is 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 his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Give under my hand and official seal on 9/27, 2006.

*Carol L. Karlicek*  
 Notary Public



Commission expires 10/20, 2008.

This instrument was prepared by: John Q. Fitzpatrick, Fitzpatrick & Fitzpatrick, 36 W. Randolph, Suite 301, Chicago, IL 60601;

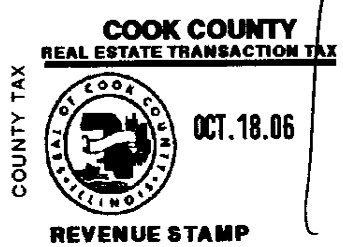
**MAIL TO:** Igor Gromov  
Attorney at Law

**SEND SUBSEQUENT TAX BILLS TO:**  
 Anastasiya Avdoshkina  
 232 N. Oak Park Avenue, #2H  
 Oak Park, IL 60302



SEP. 27. 06

# 0000008453	REAL ESTATE TRANSFER TAX
	01296.00
	FP 102801



# 0000036434	REAL ESTATE TRANSFER TAX
	00080.75
	FP326707



# 0000036589	REAL ESTATE TRANSFER TAX
	00161.50
	FP 102809