

UNOFFICIAL COPY



07065111130

Warranty Deed

ILLINOIS

Doc#: 0706511113 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/06/2007 02:48 PM Pg: 1 of 2

FIRST AMERICAN TITLE

ORDER # 157568

luf2

Above Space for Recorder's Use Only

THE GRANTOR(s) Stephanie Garcia, unmarried, of the Village of River Forest, County of Cook State of IL for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to (~~Name and Address of Grantee~~ *Joe Andritzky and Frank Andritzky*), 434 N. 40th Street, Milwaukee WI, 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: (See page 2 for legal description attached here to and made part here of .),~~ hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**single man *single man*

SUBJECT TO: General taxes for 2006 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 15-12-205-024-1024

Address(es) of Real Estate: 7202 Oak Avenue, Unit ONE, River Forest, IL, 60305

The date of this deed of conveyance is February 21, 2007.

(SEAL) Stephanie Garcia

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax

Date 2/14/07 Amt Paid 139.00

(SEAL)

State of Illinois, County of Cook I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephanie Garcia, unmarried, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(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 February 21, 2007

Notary Public

all

LEGAL DESCRIPTION

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For the premises commonly known as 7202 Oak Avenue, Unit 4NE, River Forest, IL, 60305

EXHIBIT A - LEGAL DESCRIPTION

UNIT 7202-4 NE IN RIVER FOREST GARDEN APARTMENTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4, 5 AND 6 IN RIVER FOREST LAND ASSOCIATION'S ADDITION TO RIVER FOREST IN THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 16, 1910 AS DOCUMENT 4663334 IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 25-502-991, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX MAR.-5.07	# 0000039488 REAL ESTATE TRANSFER TAX 00069,25 FP 103028
	STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS MAR.-5.07

This instrument was prepared by:
 Gardi & Haught
 939 N. Plum Grove Road, Suite C
 Schaumburg, IL, 60173

Send subsequent tax bills to:
 Joe Andritzky
 7202 Oak Avenue, Unit 4NE
 River Forest, IL, 60305

Recorder-mail recorded document to:
 Dan Burke
 Law Offices of Dane Burke
 12138 Wildflower Lane
 Huntley, IL, 60142