UNOFFICIAL COPY

PREPARED BY:

Steven K. Norgaard Attorney at Law 493 Duane Street, 4th Floor Glen Ellyn, IL 60137

MAIL TAX BILL TO:

Antonio Baranda 1003 W. Buena, Unit #3W Chicago, IL 60613

MAIL RECORDED DEED TO:

Attorney at Law 70 W. Madison, Suite 3700 Chicago, IL 60602



Doc#: 0717702154 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 06/26/2007 11:51 AM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Stephen Podjasek, a married man, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Antonio Baranda, whose address is 4206 W. Lelf nd Avenue, Unit #3, Chicago, Illinois 60634, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1: UNITS 1003-3W AND LP23 IN BUENA VIS CA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2, 3, AND THE EAST 40 FEET OF LOT 29 TAKEN AS A TRACT (EXCEPT THE EAST 7 FEET OF LOTS 1, 2, 3 WHICH HAL' BEEN CONDEMNED BY THE CITY OF CHICAGO FOR STREET PURPOSES AND EXCEPT THAT PART OF SAID TF ACT BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT THENCE SOUTH 89 DEGREES, 41 MINUTES, 45 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 117.31 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF WEST BUENA AVENUE); THENCE SOUTH 00 DEGREES, 26 MINUTES, 51 SECONDS WEST, 79.92 FEET; THENCE NORTH 89 DEGREES, 33 MINUTES, 69 SECONDS WEST, A DISTANCE OF 116.69 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 79.62 FELT UD THE PLACE OF BEGINNING) ALL IN BLOCK 7 IN BUENA PARK SUBDIVISION IN SECTION 17, TOWNSHIP 40 NOR 171, PANGE 14, EAST OF THE THIRD PRINCIPAL, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1887 IN FOOK 25 OF PLATS, PAGE 28 AS DOCUMENT 840097, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED A? EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0010448652, TOGETHE'S WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THAT PART OF LOTS 1, 2, 3 AND THE EAST 40 FEET OF LOT 29 TAKEN AS TRACT (EXCEPT THE EAST 7 FEET OF LOTS 1, 2 AND 3 WHICH WERE CONDEMNED BY THE CITY OF CHICAGO FOR STREET PURPOSES) BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES, 41 MINUTES, 45 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, A DISTANCE OF 117.31 FEET (THE NORTH LINE OF SAID TRACT ALSO BEING THE SOUTH LINE OF WEST BUENA AVENUE); THENCE SOUTH 00 DEGREES, 26 MINUTES, 51 SECONDS WEST, 79.92 FEET; THENCE NORTH 89 DEGREES, 33 MINUTES, 09 SECONDS WEST, A DISTANCE OF 116.69 FEET TO A POINT ON THE WEST LINE OF SAID TRACT; THENCE NORTH 00 DEGREES, 00 MINUTES, 00 SECONDS WEST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 79.62 FEET OF THE PLACE OF BEGINNING ALL IN BLOCK 7 IN BUENA PARK SUBDIVISION IN SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1887 IN BOOK 25 OF PLATS, PAGE 28 AS DOCUMENT 840097, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 14-17-404-061-1014; 14-17-404-061-1079 Property Address: 1003 W. Buena, Unit #3W, Chicago, IL 60613

> Attorneys' Title Guaranty Fund, Inc. 1 S Wacker Dr., STE 2400 Chicago, IL 60606-4650 Attn: Search Department

Warranty Deed: Page 1 of 2 FOR USE IN: ALL STATES

ATG FORM 4067-R © ATG (REV. 6/02)

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Scott Yu

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FP326650

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

Warranty Deed - Continued

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

FP326650

Subject, however, to the general taxes for the year of 2006 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

THIS IS NOT HOMESTEAD PROPERTY AS TO THE GRA	ANTOR.
Hereby releasing and waiving all rights under and by virtue of the	Homestead Exemptions Laws of the State of Illinois.
Dated this 7 Day of June 20 07	
· ·	Stephen Podjasek
	J
STATE OF Ilinois	
STATE OF	
CO.	
	anty, in the State aforesaid, do hereby certify that Stephen Podjasek, is/are subscribed to the foregoing instrument, appeared before me this
	and delivered the said instrument, as his/her/their free and voluntary
Ox	
Given under my has d and not	tarial seal, this Day of 20 07
	Notary Public
au	My commission expires: $6-9-7$
Exempt under the provisions of paragraph	Community of the control of the cont
	JUDY VILLALOBOS
	NOTARY PUBLIC STATE OF ILLINOIS My Commission Expires 06/09/2007
STATE OF ILLINOIS REAL ESTATE TRANSFER TIAX	
SIATE OF ILLINOIS TRANSFER TIAX O0423.00	CITY OF CHICAGO REAL ESTATE
"	TRANSFER TAX
REAL ESTATE TRANSFER TAX # FP326652	JUN.21.07 620 0 1000,00
	REAL ESTATE TRANSACTION TAX # FE 326650
COOK COUNTY REAL ESTATE TRANSFER TAX	DEPARIMENT OF PEVENUE
JUN.21.07 E 002 1 1.50	REAL ESTATE
	CITY OF CHICAGO TRANSFER TAX
* FP326665	M.21.07 2000 0 1000,00
	REAL ESTATE TRANSACTION TAX # FP326650
CITY OF CHICAGO E TRANSFER TAX	
SE TRANSFER IAX	CITY OF CHICAGO MEAL ESTATE
JUN.21.07 CITY OF CHICAGO TRANSFER TAX 0 1000,00	295 XX
# ED226650	JUN.21.07