

UNOFFICIAL COPY

Warranty Deed
Statutory (ILLINOIS)
General



Doc#: 0724333198 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2007 11:41 AM Pg: 1 of 4

Above Space for Recorder's Use Only

HX4266433 1062 JAZ

THE GRANTOR (S) T.A.L. INC. an Illinois Corporation,

of the City of STICKNEY, County of COOK State of IL for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to

MIGUEL A. LICEA 1538 S. CUYLER ST. BERWYN, IL 60402

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

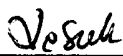

SEE ATTACHED

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:*** General taxes for 2006 and subsequent years.

Permanent Index Number (PIN): 19-06-300-035-0000 (affects underlying land)

Address(es) of Real Estate: 4309 SOUTH HARLEM AVENUE, UNIT 1, STICKNEY, ILLINOIS 60402

Dated this 24th day of August, 2007

PLEASE		(SEAL)		(SEAL)
PRINT OR	LESZEK TOMCZAK, <i>President</i>			
TYPE NAMES	T.A.L. Inc.			
BELOW		(SEAL)		(SEAL)
SIGNATURE(S)				

46C

State of Illinois, County of Cook ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY T.A.L INC. an Illinois Corporation, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

BOX 334 CTT

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Given under my hand and official seal, this 24th day of August, 2007



Commission expires 02-28-2011

Diane Dzedzic
NOTARY PUBLIC

This instrument was prepared by: John Farano, Jr., 7836 West 103rd Street, Palos Hills, Illinois 60465

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

VINCENT F. GIULIANO, ESQUIRE
7222 WEST CERMAK ROAD / STE 300
NORTH RIVER SIDE, IL 60546

MIGUEL A. LICEA
4309 SOUTH HARLEM AVENUE, UNIT 1
STICKNEY, IL 60402

OR

Recorder's Office Box No. _____

VILLAGE OF STICKNEY
REAL ESTATE TRANSFER TAX
DATE 08-24-2007
AMOUNT PAID \$ 675.00

STATE OF ILLINOIS
AUG. 28. 07
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0013500
FP 103022
0000063072

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG. 28. 07
REVENUE STAMP

REAL ESTATE TRANSFER TAX
00067.50
FP 103034
0000043176

UNIT NUMBER 6) IN 4309 S. HARLEN CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

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PARCEL 1:

LOT 26 (EXCEPT THE SOUTH 12.50 FEET) AND LOT 27 (EXCEPT THE NORTH 12.50 FEET) IN PREROST EDGEWOOD HOMES 2ND ADDITION BEING A SUBDIVISION OF BLOCK 29 (EXCEPT THE EAST 375 FEET THEREOF) IN CIRCUIT COURT PARTITION OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1959 AS DOCUMENT NUMBER 17530729 IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 8, 2007 AS DOCUMENT NUMBER 0715915073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS AND EXHIBIT 'A' THERETO ATTACHED RECORDED AS DOCUMENT 17655504 AND AS CREATED BY DEED MADE BY THE CHICAGO TITLE AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 3, 1957 AND KNOWN AS TRUST NUMBER 39367 TO JOSEPH KUPP DATED DECEMBER 28, 1962 AND RECORDED JANUARY 8, 1963 AS DOCUMENT NUMBER 18691200 FOR INGRESS AND EGRESS FOR VEHICULAR AND PEDESTRIAN USE OVER, UNDER AND ACROSS THE EAST 12 FEET AS MEASURED AT RIGHT ANGLES TO THE EAST LINE OF LOTS 17 TO 32 BOTH INCLUSIVE IN PREROST EDGEWOOD HOMES 2ND ADDITION AFORESAID (EXCEPT THAT PART THEREOF FALLING IN PARCEL 1) ALL IN COOK COUNTY, ILLINOIS

PARCEL 3:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 1 AS A LIMITED COMMON ELEMENT, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0715915073

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EXHIBIT "B"

THE TENANT OF UNIT 1 HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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