

UNOFFICIAL COPY

Warranty Deed
JOINT TENANCY



0730333151D

Doc#: 0730333151 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 10/30/2007 02:07 PM Pg: 1 of 3

P.N.T.L.L.C.

Above Space for Recorder's Use Only

THE GRANTOR, NORMA DENNEN, widowed and not since remarried, of Southfield, Michigan, for and in consideration of (\$10.00) TEN AND NO/100 DOLLARS, in hand paid, **CONVEYS** and **WARRANTS** to **HECTOR LUNA** and **DIANA M. GALVAN**, 1656 West Hollywood, Chicago, Illinois 60660, as Joint Tenants with the right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 3-05 AS SHOWN AND IDENTIFIED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"):

BLOCK 2, ALSO THAT PART OF VACATED WEST MORSE AVENUE LYING EAST OF THE EAST LINE OF NORTH KEDZIE AVENUE AND WEST OF THE EAST LINE OF VACATED NORTH ALBANY AVENUE; ALSO THAT PART OF VACATED NORTH ALBANY AVENUE; LYING NORTH OF THE NORTH LINE OF VACATED WEST PRATT AVENUE AND SOUTH OF THE SOUTH LINE OF VACATED WEST MORSE AVENUE; ALL IN COLLEGE GREEN SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP BY WINSTON-GARDENS, INC., RECORDED IN THE OFFICE OF RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 19882456 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE UNITS THEREOF, AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), IN COOK COUNTY, ILLINOIS.

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** as Joint Tenants with the right of survivorship, forever.

SUBJECT TO:* General real estate taxes not yet due and payable at the time of closing; covenants, conditions, and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate; terms, covenants, and conditions of the declaration and all amendments thereto; public and utility easements including any easements established by or implied from the declaration or amendments thereto; party wall

3K9

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Property of Cook County Clerk's Office

CITY OF CHICAGO

CITY TAX



OCT. 29.07

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000015261

REAL ESTATE TRANSFER TAX
01012,50
FP 103026

COOK COUNTY
REAL ESTATE TRANSACTION TAX

COUNTY TAX



OCT. 29.07

REVENUE STAMP

0000034505

REAL ESTATE TRANSFER TAX
00067,50
FP 103025

STATE OF ILLINOIS

STATE TAX



OCT. 29.07

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000034505

REAL ESTATE TRANSFER TAX
00135,00
FP 103021

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rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act.

Permanent Index Number (PIN): 10-36-120-003-1031

Address of Real Estate: 6833 North Kedzie, Unit 305, Chicago, Illinois 60645

Dated this 6~~th~~ day of September, 2007

Norma Dennen (SEAL)
Norma Dennen

State of Michigan, County of Macomb - ss,

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that NORMA DENNEN, widowed and not since remarried, personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 6~~th~~ day of September, 2007.

Commission expires 3/31/11, _____
Barbara A. Brown
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY: Joanne Gleason, Attorney at Law, 1523 North Walnut Avenue, Arlington Heights, Illinois 60004 – (847) 670-8370

BARBARA A. BROWN
NOTARY PUBLIC, MACOMB COUNTY, MICHIGAN
ACTING IN OAKLAND COUNTY
MY COMMISSION EXPIRES MARCH 31, 2011

SEND SUBSEQUENT TAX BILLS TO:
Hector Luna and Diana M. Galvan
6833 N. Kedzie, Unit 305
Chicago, IL 60645

Upon recording mail to:

Hector Luna & Diana M. Galvan
6833 N. Kedzie, Unit 305
Chicago, IL 60645