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Doc#: 0735142015 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 12/17/2007 09:12 AM Pg: 1 of 2

Warranty Deed TENANCY BY THE ENTIRETY Statutory (ILLINOIS) (Individual to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)

Antoine Ballon and Cecile Ballon, husband and wife of 1907 North Cleveland, Unit A Chicago, IL 60614

(The Above Space For Recorder's Use Only)

of the City of Chicago County of Cook State of Illinois

for and in consideration of Ten DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to James A. Sabia, Jr. and Brooke M. Sabia, 421 Grape Street, Denver, Colorado

(NAMES AND ADDRESS OF GRANTEES)

as husband and wife, not as Joint Tenants with rights of survivorship, nor as Tenants in Common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See reverse side for legal description.) 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 husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever. SUBJECT TO: General taxes for 2007 and subsequent years and see reverse side**

Permanent Index Number (PIN): 14-33-306-053-1001

Address(es) of Real Estate: 1907 North Cleveland, Unit A, Chicago, IL 60614

DATED this 7th day of December 2007

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

(SEAL) Antoine Ballon (SEAL) Cecile Ballon

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 that

personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

IMPRESS SEAL HERE

Given under my hand and official seal, this 7th day of December 2007 Commission expires August 25 2009

This instrument was prepared by Alain Leval, Anesi, Ozmon, Rodin, Novak & Kohen, Ltd. 161 N. Clark Street, (NAME AND ADDRESS) #2100, Chicago, IL 60601

*If Grantor is also Grantee you may wish to strike Release and Waiver of Homestead Rights.

Bo4334

SA 3730030 1022 NW LND Mr Adley G

28

UNOFFICIAL COPY**Legal Description**of premises commonly known as 1907 North Cleveland, Unit A, Chicago, Illinois

60614

Parcel 1:

Unit A of the 1907 North Cleveland Avenue Condominium as delineated on the survey of the following described parcel: Lots 78 and 79 in Block 40 in Canal Trustee's Subdivision of Section 33, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit "A" to the Declaration of Condominium ownership recorded in the Office of the Recorder of Deeds of Cook County, Illinois on April 27, 1982 as document 26212968 together with it's undivided percentage interest in the common elements as set forth in said declaration (excepting from said parcel the property and space comprising all the units as defined in said declaration and survey), in Chicago, Cook County, Illinois

Parcel 2:

The exclusive right to the use of parking space A, a limited common element as delineated on the survey attached to the declaration aforesaid recorded as document number 26212968.

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Covents, conditions and restrictions of record, including, but not limited to the Condominium Declaration and the Illinois Condominium Property Act; private, public and utility easements; party wall rights and agreements; roads and highways; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and acts caused by or suffered through grantee.

City of Chicago

Real Estate

Dept. of Revenue

Transfer Stamp

538458

\$6,862.50

12/10/2007 15:38 Batch 11849 50



SEND SUBSEQUENT TAX BILLS TO:

MAIL TO:	{	Sara E. Summer (Name)	James A. Sabia, Jr. (Name)
		1617 N. Hoyne (Address)	1907 N. Cleveland, Unit A (Address)
		Chicago, IL 60647-5408	Chicago, IL 60614

