

WARRANTY DEED **UNOFFICIAL COPY**

THE GRANTORS, SANDRA L. VALENTINO, a single Person and MARIO GIANNETTA and JANICE L. GIANNETTA, Husband and Wife, of the County of Cook, State of Illinois for and in consideration of TEN DOLLARS (\$10.00) in hand paid CONVEYS AND WARRANT to WILLIAM BRAMANTI and, SANDRA L. VALENTINO, as Tenants in Common, of the County of Cook, State of Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0815147136 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/30/2008 04:01 PM Pg: 1 of 3

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 23-14-409-050-1011
Address(es) of Real Estate: 11009 Stony Creek Drive, Unit 1-3C, Palos Hills, Illinois 60465

Dated this 14th day of December, 2007.

Mario Giannetta
MARIO GIANNETTA

Janice L. Giannetta
JANICE L. GIANNETTA

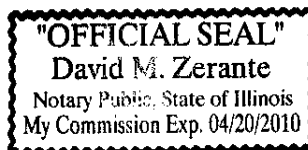
Sandra L. Valentino
SANDRA L. VALENTINO

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 MARION GIANNETTA, JANICE L. GIANNETTA and SANDRA L. VALENTINO personally known to me to the same person(s) whose name(s) are 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.

Given under my hand and official seal, this 14th day of December, 2007.

David M. Zerante
Notary Public



This instrument was prepared by David M. Zerante, 30 W. 14th Street, Chicago Heights, IL 60411

Mail to:

Send subsequent bills to:


UNOFFICIAL COPY

Property of Cook County Clerk's Office

STATE TAX
STATE OF ILLINOIS

MAY. 30.08
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000002724
REAL ESTATE TRANSFER TAX
0004000
FP 103044

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY. 30.08
REVENUE STAMP

0000002724
REAL ESTATE TRANSFER TAX
0002000
FP 103039

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LEGAL DESCRIPTION

11099 Stony Creek Drive, Unit 1-3C, Palos Hills, Illinois 60465
PIN: 23-14-409-050-1011

PARCEL 1:

UNIT 1-3C IN HERITAGE CREEK CONDOMINIUM ASSOCIATION PHASE I AS DELINEATED ON A SURVEY OF THE FOLLOWING REAL ESTATE; PART OF LOT 1 IN HERITAGE CREEK CONSOLIDATION BEING A RESUBDIVISION OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 93096079 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE GS 1-3C AS DELINEATED ON THE SURVEY ATTACHED TO DECLARATION RECORDED AS DOCUMENT 93096079.

PARCEL 3:

EASEMENT FOR INGRESS AND EGRESS OVER STONY CREEK DRIVE FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN GRANT OF EASEMENT RECORDED DECEMBER 2, 1992 AS DOCUMENT 92901512.

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 THE 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.