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1999-11-08 11:03:18
Cook County Recorder 23.50



Form No. 11R
AMERICAN LEGAL FORMS, CHICAGO, IL (312) 372-1922

**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)

MAREK GALAN and BOZENA GALAN,
husband and wife

(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,
in hand paid, CONVEY and WARRANT to JOSE L. NARVAEZ and MARIA G. NARVAEZ,
7645 N. SHERIDAN ROAD, CHICAGO, IL 60626

(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 1999 and subsequent years and

Permanent Index Number (PIN) 11-30-307-084

Address(es) of Real Estate: 7306 N. Ridge, Unit 2A, Chicago, IL 60645

DATED this 27th day of October 1999

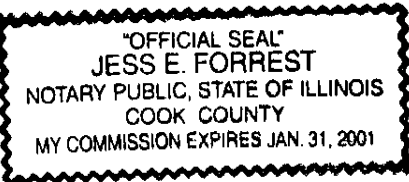
PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)

Marek Galan (SEAL)
MAREK GALAN

Bozena Galan (SEAL)
BOZENA GALAN

(SEAL) (SEAL)

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 MAREK GALAN and BOZENA GALAN, husband and wife



IMPRESS SEAL HERE

personally known to me to be the same persons whose names 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 27th day of October 1999

Commission expires _____ 19____

Jess E. Forrest
NOTARY PUBLIC

This instrument was prepared by JESS E. FORREST, 4978 N. Harlem, Park of Pts., IL 60706
(NAME AND ADDRESS)

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

ATGF, INC

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Legal Description

of premises commonly known as 7306 N. Ridge, Unit 2A, Chicago, IL 60645

PARCEL 1:

UNIT 2A IN THE RIDGE AVENUE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 3 AND THAT PART OF LOT 5 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF LOT 4; THENCE WESTERLY TO A POINT 160 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE AT A POINT IN THE SOUTH LINE OF LOT 3 EXTENDED; THENCE NORTHWESTERLY ALONG A LINE PARALLEL TO AND WITH THE WESTERLY LINE OF RIDGE AVENUE TO A POINT 160 FEET WEST OF THE WESTERLY LINE OF RIDGE AVENUE TO A POINT IN THE NORTH LINE OF LOT 3 EXTENDED; THENCE EAST ALONG SAID LINE OF LOT 3 EXTENDED TO THE NORTHWEST CORNER OF LOT 3; THENCE SOUTHEASTERLY ALONG AND UPON THE EASTERLY LINE OF LOT 5 TO PLACE OF BEGINNING IN BLOCK 2 IN CONGDON'S RIDGE ADDITION TO ROGER'S PARK, A SUBDIVISION OF THE SOUTH 50 ACRES OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF THE INDIAN BOUNDARY LINE, IN COOK COUNTY, ILLINOIS HEREINAFTER REFERRED TO AS PARCEL, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM EXECUTED BY MAREK GALAN AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 10, 1998 AS DOCUMENT NO. 98699790, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF LIMITED COMMON ELEMENTS KNOWN AS STORAGE SPACE # S2A AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98699790.

P.I.N.: 11-30-307-084-0000
COMMONLY KNOWN AS UNIT NO. 2A, 7306 N. RIDGE AVENUE, CHICAGO, IL 60645

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.

SUBJECT TO: GENERAL REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT DUE AND PAYABLE AT THE TIME OF CLOSING; APPLICABLE ZONING AND BUILDING LAWS AND ORDINANCES AND OTHER ORDINANCES OF RECORD; THE CONDOMINIUM DOCUMENTS, INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO, AND ALL OF THE COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS SET FORTH THEREIN; COVENANTS, CONDITIONS, RESTRICTIONS, BUILDING LINES AND OTHER MATTERS OF RECORD FILED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS; UTILITY EASEMENTS; ACTS DONE OR SUFFERED BY PURCHASER OR ANYONE CLAIMING BY THROUGH OR UNDER PURCHASER; LEASES, LICENSES AND EASEMENTS RELATING TO LANDSCAPING, MAINTENANCE, REPAIR, SNOW REMOVAL, STORM WATER RETENTION, REFUSE OR OTHER SERVICES TO, FOR OR ON THE PROPERTY OR OTHERWISE AFFECTING THE COMMON ELEMENTS; TERMS AND PROVISIONS OF THE ILLINOIS CONDOMINIUM PROPERTY ACT.

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: Victoria Perez
(Name)
1923 W. Irving Park
(Address)
Chicago, IL 60613
(City, State and Zip)

JOSE L. NARVAEZ
(Name)
7306 N. RIDGE, # 2A
(Address)
CHICAGO, IL 60645
(City, State and Zip)

STATE TAX



NOV.-4.99

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

STATE OF ILLINOIS

0000004547

REAL ESTATE TRANSFER TAX
0005400
FP326652

COUNTY TAX



NOV.-4.99

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

COOK COUNTY

0000004556

REAL ESTATE TRANSFER TAX
0002700
FP326665

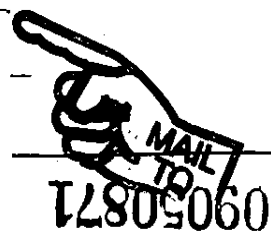
CITY OF CHICAGO



NOV.-4.99

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0040500
FP326650



CITY TAX