

UNOFFICIAL COPY

09070600

023/0136 50 001 Page 1 of 3  
1999-11-15 15:48:13  
Cook County Recorder 25.50

GEORGE E. COLE® No. 808-REC  
LEGAL FORMS May 1996

1149514 1/3  
WARRANTY DEED  
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.

Above Space for Recorder's use only

THE GRANTOR MAREK GALAN AND BOZENA GALAN HUSBAND AND WIFE  
of the CITY of CHICAGO County of COOK State of ILLINOIS for and  
in consideration of TEN DOLLARS, and other good  
and valuable considerations in hand paid,

CONVEY and WARRANT to ANDRES L. PULIDO  
2444 N. KEDZIE BLVD.  
CHICAGO, IL 60647

(Name and Address of Grantee)

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

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.  
SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s) \_\_\_\_\_;  
\_\_\_\_\_ and to General Taxes for 1999 and subsequent years.

Permanent Real Estate Index Number(s): 11-30-307-084

Address(es) of Real Estate: 7306 N. RIDGE UNIT 1D, CHICAGO, IL 60645

Dated this 3RD day of November, 19 99

*Marek Galan*

(SEAL)

*Bozena Galan*

(SEAL)

MAREK GALAN

BOZENA GALAN

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

(SEAL)

(SEAL)

ATGF, INC

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS


09070600

TO

Warranty Deed  
Individual to Individual

STATE TAX

STATE OF ILLINOIS



NOV. 11.99

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE


# 0000004702

REAL ESTATE TRANSFER TAX
0003800
FP326652

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX



NOV. 12.99


REVENUE STAMP

# 0000006710

REAL ESTATE TRANSFER TAX
0001700
FP326665

CITY TAX

CITY OF CHICAGO



NOV. 12.99

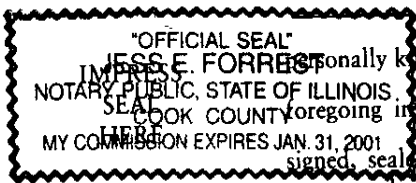
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000003281

REAL ESTATE TRANSFER TAX
0025500
FP326650

09070600

State of Illinois, County of COOK 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



personally known to me to be the same person S whose name S ARE subscribed to the 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 3rd day of Nov 19 99  
 Commission expires 19  
Jesse E. Forrest  
 NOTARY PUBLIC

This instrument was prepared by JESS E. FORREST, 4970 N. HARLEM, HARWOOD HTS., IL 60706  
 (Name and Address)

SEND SUBSEQUENT TAX BILLS TO:  
ANDRES L. PULIDO  
 (Name)  
7306 N. RIDGE UNIT 1D, CHICAGO, IL 60645  
 (Address)  
 (City, State and Zip)

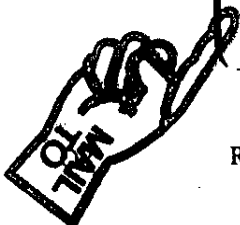
MAIL TO:

FERNANDO M. VIAN  
(Name)

2871 N. MILWAUKEE  
(Address)

CHICAGO IL 60618  
(City, State and Zip)

RECORDER'S OFFICE BOX NO. \_\_\_\_\_



**UNOFFICIAL COPY**

PARCEL 1:

UNIT 1D 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 HERINAFTER 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 # S1D AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 98699790.

09070600

P.I.N.: 11-30-307-084-0000

COMMONLY KNOWN AS UNIT NO. 1D, 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.

09070600