

UNOFFICIAL COPY



0912442095

Doc#: 0912442095 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/04/2009 12:54 PM Pg: 1 of 4

**WARRANTY DEED
ILLINOIS STATUTORY**

Property of Cook County Clerk's Office

THE GRANTORS ROBERT PANSZCZYK and JOANNA USTUPSKA ^{A/K/A JOANAN USTUPSKA}, husband and wife, as tenants by the entirety, of 640 Gray Court, Wheeling, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to THE GRANTEEES, EMMANUEL PAGAN and MAYELI BOYAS, husband and wife, not as joint tenants or tenants in common but as tenants by the entirety, of 2917 N. Sacramento Ave., Chicago, the County of Cook, Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See attached for legal description.

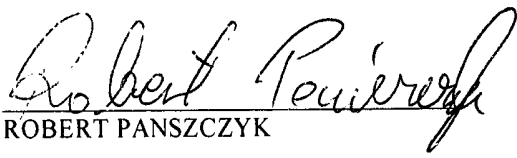
SUBJECT TO: General taxes for 2008, 2009 and subsequent years; covenants, conditions and restrictions of record, if any.

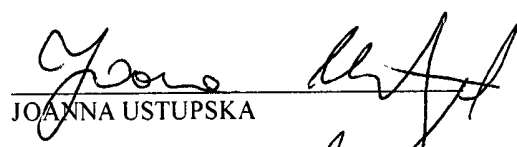
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said premises forever.

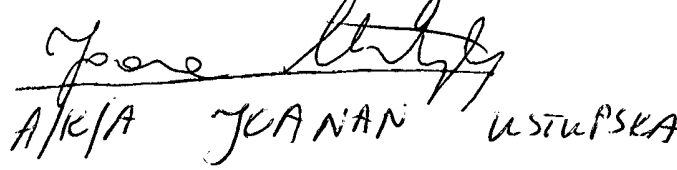
Permanent Real Estate Index Number: 03-04-204-076-1027.

Address of Real Estate: 640 Gray Court, Wheeling, IL 60090.

Dated this 30TH day of April, 2009.


ROBERT PANSZCZYK


JOANNA USTUPSKA


A/K/A JOANAN USTUPSKA

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Saturn Title LLC Insurance Company
7243 W. Touhy Ave.
Chicago, IL 60631
773-775-5100
FAX: 773-775-2120
www.saturntitle.com

Stewart Title Guaranty Company COMMITMENT FOR TITLE INSURANCE

File No: 0902504 Reference No:

EXHIBIT A

Legal: **PARCEL 1: UNIT '39-C' AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL): LOTS 83 TO 92, BOTH INCLUSIVE, IN CEDAR RUN SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 1, 1971 AS DOCUMENT NO. 2166089 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY TEKTON CORPORATION, A CORPORATION OF DELAWARE, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 22557151 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY), TN COOK COUNTY, ILLINOIS.**

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS DATED NOVEMBER 3, 1972 RECORDED NOVEMBER 3, 1972 AS DOCUMENT NUMBER 22109221, ALL IN COOK COUNTY, ILLINOIS.

Address: 640 Gray Court, Wheeling, IL 60090

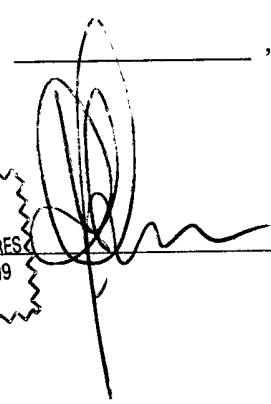
PIN: 03-04-204-076-1027

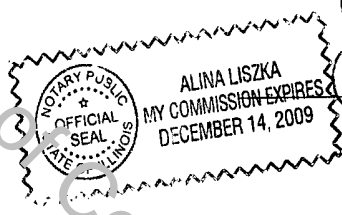
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STATE OF ILLINOIS, COUNTY OF DuPage ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, ROBERT PANSZCZYK AND JOANNA USTUPSKA, 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 4/30/09 day of _____, 20_____.


 _____ (Notary Public)




Prepared by:
 Kocinski Law Offices, LLC
 401 E. North Ave., Suite 1
 Villa Park, IL 60181

Mail To:
 Emmanuel Pagan and Mayeli Boyas
 640 Gray Court
 Wheeling, IL 60090

Name and Address of Taxpayer:
 Emmanuel Pagan and Mayeli Boyas
 640 Gray Court
 Wheeling, IL 60090

STATE OF ILLINOIS

STATE TAX



MAY -4.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX


00155.00

FP 103037

0000042136

COOK COUNTY

COUNTY TAX



MAY -4.09

REVENUE STAMP

REAL ESTATE TRANSFER TAX

00077.50

FP 103042

0000054421

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255 W. Dundee Road
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 640 GRAY CT has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: _____

Name: Carol Tress

Title: Utility Billing and Revenue Collection Coordinator

Date: 4/23/2009