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WARRANTY DEED



Doc#: 0934126101 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/07/2009 09:58 AM Pg: 1 of 3

1409/ST 5113313/OTC/Schwager/1062/no abs

ANDREW J. DENEKAS AND FRANCESANN ORIE DENEKAS, husband and wife, of the City of Chicago, County of Cook and State of Illinois, and for and in consideration of Ten and 00/100ths (\$10.00) DOLLARS, and for good and other valuable consideration in hand paid, CONVEY and WARRANT to

JUSTIN SIKORA AND MARY SIKORA, husband and wife, of Chicago, Illinois, as tenants by the entirety

all interest in the following described real estate situated in County of Cook, State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof.

PERMANENT INDEX NOS.: 14-17-418-025-1003

COMMONLY KNOWN AS: 4008 N. CLARENDON, Unit 3, Chicago, Illinois 60613

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


IN WITNESS WHEREOF, the grantor aforesaid has hereunto set hand and seal this:

DATE: November 19, 2009

ANDREW J. DENEKAS

FRANCESANN ORIE DENEKAS


CITY TAX



CITY OF CHICAGO
DEC.-1.09
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

# 0000007355	REAL ESTATE TRANSFER TAX
	03627,75
	FP 102805

COUNTY TAX



COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC.-1.09
REVENUE STAMP

# 0000005330	REAL ESTATE TRANSFER TAX
	00172,75
	FP 102802

Box 334

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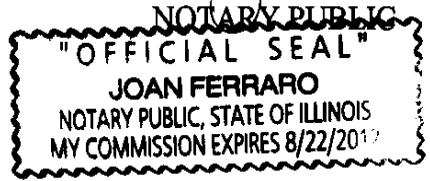
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY, that Andrew J. Denekas and Francesann Orié Denekas, 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 and delivered the said instrument as their own free and voluntary act for the uses and purposes therein set forth.

GIVEN under my hand and Notary Seal.

Date: November 19, 2009

Joan Ferraro



(SEAL)

This instrument was prepared by: Joan M. Ferraro, Esq., c/o Joan M. Ferraro & Associates, Ltd., 1616 North Damen Avenue, Suite 100, Chicago, Illinois 60647.

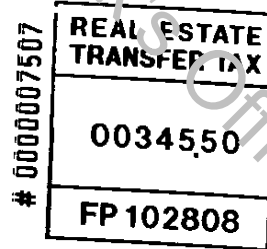
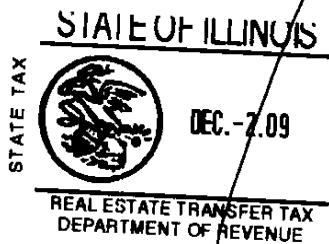
MAIL TO:

Ami J. Oseid, Esq.
Attorney at Law
3703 Irving Park Road
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

Justin and Mary Sikora
4078 N. Clarendon, Unit 3
Chicago, IL 60613

Recorder Box No. _____



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

UNIT 4008-3B TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 4008 NORTH CLARENDON AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT 26949366 OF TH FOLLOWING DESCRIBED REAL ESTATE

LOT 2 IN J.T. BUNTING'S SUBDIVISION OF LOTS 3 AND 4 IN HULBERT'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 9, IN HUNDLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE SOUTH 20 FEET OF LOT 8 IN HEDGES AND HULBERT'S SUBDIVISION OF THE NORTH 1/2 OF LOT 9 IN HUNDLEY'S SUBDIVISION AFORESAID AND LOTS 1, 2 AND 9 OF HULBERT'S SUBDIVISION OF THE SOUTH 1/2 OF LOT 9 IN HUNDLEY'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

Subject to: covenants, conditions and restrictions of record; public and utility easements; acts done by or suffered through Buyer; condominium declaration and bylaws,; and general real estate taxes not yet due and payable at the time of Closing.

Property of Cook County Clerk's Office