

# UNOFFICIAL COPY

PREPARED BY:  
Thomas J. Tartaglia  
7819 W. Lawrence  
Norridge, IL 60706



Doc#: 1129457046 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/21/2011 09:11 AM Pg: 1 of 2

MAIL TAX BILL TO:  
Francesca Pignataro  
7700 W. North Avenue, Unit 3C  
Elmwood Park, IL 60707

MAIL RECORDED DEED TO:  
PELLEGRINI & CRISTIANO  
6817 W. NOETHA AVE.  
OAK PARK, IL 60302

11BAR 21311

## WARRANTY DEED Statutory (Illinois)

THE GRANTOR(S), Park Place on North Avenue LLC, by its member Joseph M. Andriacchi, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Francesca Pignataro, an unmarried persons of 1223 N. Linden, Oak Park, State of Illinois, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED hereto and made a part hereof  
Permanent Index Number 12-36-327-036-1008



Village of Elmwood Park  
Real Estate Transfer Stamp 1075.00

Property Address: 7700 W. North Avenue, Unit 3C, Elmwood Park, IL 60707

Subject, however, to the general taxes for the year of 2010 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Dated this 30 day of September 2011

Joseph M. Andriacchi  
Park Place on North Avenue LLC  
by its member Joseph M. Andriacchi

STATE OF Illinois )  
COUNTY OF Cook ) SS.

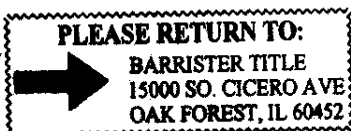
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Park Place on North Avenue LLC, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/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 notarial seal, this 30 day of September, 2011



[Signature]  
Notary Public  
My commission expires: \_\_\_\_\_

Exempt under the provisions of paragraph \_\_\_\_\_



**UNOFFICIAL COPY****LEGAL DESCRIPTION****PARCEL 1: RESIDENTIAL**

Unit 3C Parking Space No. G18 and Storage Space S18, both limited common elements, in The Park Place on North Avenue Condominium, as delineated on a survey of the following described real estate: Lots 21, 22, 23 and 24 in Mills and Sons' First Addition to Greenfield, being a subdivision of the South 191 feet of the East 1/2 of the Southwest 1/4 of Section 36, Township 40 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, including balcony air rights described as follows: Beginning at the Southeast corner of the Building (said Building corner being 3.01 feet North and 2.75 feet West of the Southwest corner of Lot 21 (as shown on page 1 of the Park Place on North Avenue Condominiums)); thence North along the East face of the Building 29.5 feet; thence West 22.75 feet to a starting point; thence South 6.0 feet; thence West 15.3 feet; thence North 2.5 feet; thence West 25.4 feet; thence South 2.5 feet; thence West 15.3 feet; thence North 6.0 feet; thence East 13.5 feet; thence South 3.5 feet; thence East 29.0 feet; thence North 3.5 feet; thence East 13.5 feet to a starting point all between the elevations of 112.95 feet and 152.90 feet.

Except that part of said Lots beginning at the Southeast corner of the Building (said Building corner being 3.01 feet North and 2.75 feet West of the Southeast corner of Lot 21, as shown on page 1 on the plat of the Park Place on North Avenue Condominiums); thence North along the East face of the Building 29.5 feet; thence West 36.25 feet; thence South 3.5 feet; thence West 29.0 feet; thence North 3.5 feet; thence West 36.25 feet; thence South 29.5 feet; thence East 46.0 feet; thence North 16.8 feet; thence East 9.5 feet; thence South 16.8 feet; thence East 46.0 feet to the point of beginning,

Which survey is attached as Exhibit "D" to the Declaration of Condominium recorded November 30, 2007 as Document Number 0733403126, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

FOR INFORMATIONAL PURPOSES ONLY:

Common Address: 7700 West North Avenue, Unit 3C, Elmwood Park, IL 60707  
PIN: 12-36-327-036-1008

