

UNOFFICIAL COPY

FIRST AMERICAN TITLE  
ORDER # 2120210



First American Title Insurance Company

Doc#: 1325541064 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/12/2013 11:44 AM Pg: 1 of 3

WARRANTY DEED  
ILLINOIS STATUTORY

THE GRANTOR(S) Nicole Tomasso, an unmarried woman, of 7011 Touhy Avenue, Unit 307, Niles, County of Cook, State of Illinois, 60714, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Josanna Ziajor, a single woman, of 5676 N. Redwood Drive, Chicago, County of Cook, State of Illinois, 60631, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: \*

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: general real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

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

Permanent Real Estate Index Number: 10-31-100-008-1017  
Address of Real Estate: 7011 Touhy Avenue, Unit 307, Niles, IL 60714

Dated this 12<sup>th</sup> day of JULY, 2013

Nicole Tomasso  
Nicole Tomasso

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SC  
INT

\*GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTAINED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF THIS DEED. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN 120% OF SALES PRICE UNTIL 90 DAYS FROM THE DATE OF THIS DEED. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

Warranty Deed

VILLAGE OF NILES 7-12-13  
REAL ESTATE TRANSFER TAX  
7011 TOUHY #307  
20436 \$ 315.00

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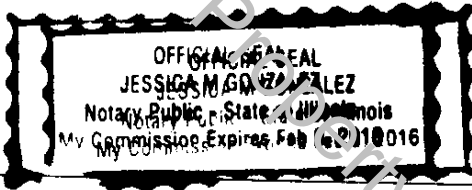
STATE OF ILLINOIS, COUNTY OF

Cook

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Nicole Tomasso**, 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 official seal, this 11<sup>th</sup> day of July, 2013



*[Handwritten Signature]*

(Notary Public)

Prepared by:



Hawbecker and Garver, LLC  
35 S. Garfield  
Hinsdale, IL 60521

Mail to:

Dynia & Associates  
4849 W. Milwaukee Ave Ste 801  
Chicago IL 60630

Name and Address of Taxpayer:

Joanna Ziajor  
7011 Touhy #307  
Niles IL 60714

|   |           |            |
|---|-----------|------------|
| REAL ESTATE TRANSFER  |           | 07/23/2013 |
|  | COOK      | \$52.50    |
|  | ILLINOIS: | \$105.00   |
|   | TOTAL:    | \$157.50   |
| 10-31-100-008-1017   20130701602198   0LNHB2  |           |            |

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## EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

UNIT 307A IN THE 7011 RENAISSANCE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF LOT 1 IN PONTARELLI'S RENAISSANCE SUBDIVISION BEING A SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 31, 1996 AS DOCUMENT NUMBER 96983057, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTH RIGHT OF WAY LINE OF TOUHY AVENUE; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 679.38 FEET; THENCE NORTH 85 DEGREES 24 MINUTES 43 SECONDS EAST ALONG SAID RIGHT OF WAY, 150.48 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ALONG SAID RIGHT OF WAY, 51.59 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 258.17 FEET TO THE POINT OF BEGINNING; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 107.67 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 238.83 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 107.67 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 238.83 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED SEPTEMBER 17, 1997 AS DOCUMENT 97684418 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF P21A AND S21A AS LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 97684418

PARCEL 3 : EASEMENT FOR INGRESS AND EGRESS AS DESCRIBED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RELATING TO RENAISSANCE CONDOMINIUM MASTER ASSOCIATION RECORDED MARCH 18, 1997 AS DOCUMENT 97185484 AS AMENDED FROM TIME TO TIME.

P.L. # 10-31-100-008-1017

Cook County Clerk's Office