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16CA 8920949 NC

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Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/29/2016 09:51 AM Pg: 1 of 6

Dec ID 20160301682200
ST/CO Stamp 1-977-169-472 ST Tax \$215.00 CO Tax \$107.50



WARRANTY DEED
ILLINOIS STATUTORY
Statutory (ILLINOIS)
TENANCY BY THE ENTIRETY

1/2

MAIL TO:

Andre Ordeanu, Esq.
Zane D. Smith & Associates, Ltd.
415 N. LaSalle Street, 5th Floor
Chicago, Illinois 60654

NAME & ADDRESS OF TAXPAYER:

Silviu Mosman and Lucia M. Mosman
7120 N. Milwaukee Avenue, Unit 301
Niles, Illinois 60714

THE GRANTORS, Jack Mangurten and Lillian Mangurten, husband and wife, of the Village of Arlington Heights, County of Cook, State of Illinois, Irving Mangurten, married to Linda Mangurten*, of the Village of Arlington Heights, County of Cook, State of Illinois, and Barbara Zaransky, married to Michael Zaransky* of the Village of Northbrook, County of Cook, State of Illinois, for and in consideration of Ten Dollars and 00/100 (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT to Silviu Mosman and Lucia M. Mosman, husband and wife, of the City of Chicago, County of Cook, State of Illinois, not as Joint Tenants, not as Tenants in Common, but as Tenants by the Entirety, the following described real estate situated in the County of Cook, State of Illinois, to wit:

Legally described on Exhibit A attached hereto and made a part hereof.

Subject to: 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 property; condominium declaration and bylaws and all amendments; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; installments due after the date of closing of general assessments established pursuant to the condominium declaration; and general real estate taxes not yet due and payable.

*Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois; provided that the property conveyed hereby does not constitute the homestead property of Irving Mangurten, Linda Mangurten, Barbara Zaransky or Michael Zaransky.

Permanent Index Number(s): 10-31-101-037-1011

Property Address: 7120 N. Milwaukee Avenue, Unit 301, Niles, Illinois 60714

[SIGNATURES ON FOLLOWING PAGE]

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SIGNATURE PAGE TO DEED

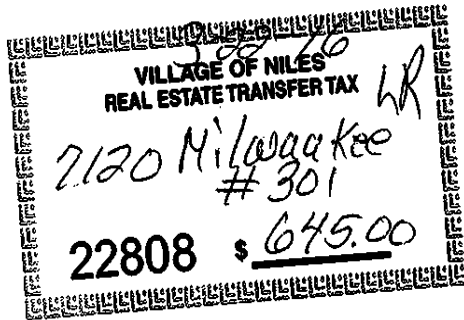
Jack Mangurten
Jack Mangurten

Lillian Mangurten
Lillian Mangurten

Irving Mangurten
Irving Mangurten

Barbara Zaransky
Barbara Zaransky

Dated as of this 12th day of March, 2016



Property of Cook County Clerk's Office

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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 **Jack Mangurten**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his 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 13th day of March, 2016.



Linda F Mangurten
Notary Public
My commission expires on 11/15/2018

STATE OF ILLINOIS)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Lillian Mangurten**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her 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 13th day of March, 2016.



Linda F Mangurten
Notary Public
My commission expires on 11/15/2018

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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 **Irving Mangurten**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instrument as his 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 13th day of March, 2016.

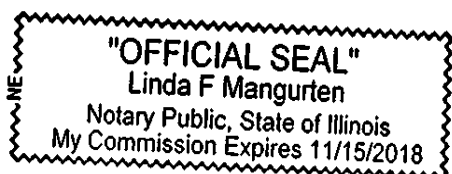


Linda F Mangurten
Notary Public
My commission expires on 11/15/2018

STATE OF ILLINOIS)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Barbara Zaransky**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the instrument as her 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 13th day of March, 2016.



Linda F Mangurten
Notary Public
My commission expires on 11/15/2018

NAME AND ADDRESS OF PREPARER: Debra B. Yale, Esq., 630 Dundee Road, Suite 220,
Northbrook, Illinois 60062

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LEGAL DESCRIPTION

Order No.: 16CA8920949NC

For APN/Parcel ID(s): 10-31-101-037-1011

Unit 301 in the Park Place Condominiums as delineated on a survey of the following described Land:

Parcel 1:

Lot 2 except therefrom that part which lies Northeasterly of the following described line: Beginning at a point on the Northerly line of Lot 2 in the Subdivision of Lot 4 aforesaid, said point being 10 Feet Normal to the Northeasterly Line of Said Lot 2 extended northwesterly; thence Southeasterly along a straight line to a point on the South Line of Said Lot 2 being 6.92 feet West of South East corner of Said Lot 2, all in the subdivision of the Part of Lot 4; in Circuit Court partition of Lot 1 in assessor's division of the North 1/2 of Section 31, Township 41 North, Range 13 East of the Third Principal Meridian, lying East of Evergreen Avenue, in Cook County, Illinois.

Parcel 2:

Lots 1 through 4, except that part of Lots 1 and 2 lying Northeasterly of the following described line: Beginning at a point on the Northerly line of said Lot 1 in Ruesch's Milwaukee Avenue Subdivision being 3.35 feet West of the Northeast Corner of Said Lot 1; thence Southeasterly along a straight line through said Lots 1 and 2 in Ruesch's Milwaukee Avenue Subdivision to a Point on the Northeasterly Lot Line of Said Lot 2 in Ruesch's Milwaukee Avenue Subdivision, said point being 15 feet South of the Northeast corner of Said Lot 2 (as measured along the said Northeasterly Lot line of Lot 2), all in Ruesch's Milwaukee Avenue Subdivision of part of the Northwest Fractional 1/4 of Section 31, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 3:

The East 1/2 of vacated alley lying West of and adjoining Lots 1 through 4 aforesaid

Parcel 4:

Lots 5, 6, 7, 8, 9, 10, 11, 12 (excepting therefrom that part of Lot 12 described as follows: beginning at the Southeast corner of Said Lot, thence Westerly along the South Line of Lot 12 for a distance of 20 feet; thence Northeasterly along a straight line to a point on the Northeasterly line of Lot 12, said point being 20 feet Northwest of the point of beginning measured along the Northeasterly line of Said Lot 12, Thence Southeasterly along said line to the point of beginning) and Lots 13, 14, 15, 16 and 17 in Ruesch's Milwaukee Avenue Subdivision of part of the North West Fractional Quarter of Section 31, Township 41 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 5:

The East 1/2 of vacated alley lying West of and adjoining Lots 5 to 12 aforesaid, the West 1/2 of vacated alley lying East of and adjoining Lots 13 to 16 aforesaid, and all of vacated alley lying between Lots 16 and 17 aforesaid.

Which survey is attached as exhibit 'A' to the declaration of Condominium made by Parkway Bank and Trust Company, as trustee under trust agreement dated June 15, 1992 and known as trust number 10352 recorded March 22, 1994 as document 94258673 together with its undivided percentage interest in the common elements, in Cook County, Illinois

also

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LEGAL DESCRIPTION

(continued)

the exclusive right to the use of parking space P36 and storage space S13 limited common elements as delineated on the survey attached to declaration of Condominium recorded as document 94258673

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