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96705712

WARRANTY DEED ILLINOIS STATUTORY

Mail to:
Anthony N. Panziva
3347 W. Irving Park
Ch. Ill. 60618

DEPT-01 RECORDING \$25.00
T#0012 TRAN 2008 09/16/96 09:18:00
#9387 + CG *-96-705712
COOK COUNTY RECORDER

Name and address of Taxpayer:
Oscar Zegarra
1760 W. Highland Unit 101
Ch. Ill.

25.00

The Grantor, Highland Mews, L.L.C., a limited liability company created and existing under the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN DOLLARS (\$10.00), and pursuant to the authority given to the undersigned Manager of the company under its Operating Agreement, CONVEYS and WARRANTS, as Joint Tenants and not as Tenants in Common, to:

Oscar Zegarra and Diana Zegarra
2024 West Berwyn
Chicago IL 60618

the following real estate situated in the County of COOK, in the State of Illinois, to wit:

PARCEL 1:

UNIT 101 IN HIGHLAND MEWS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 4 AND 5 IN WILLIAM A. TAYLOR'S RESUBDIVISION OF LOTS 12, 13 AND 14 IN BLOCK 3 IN HIGH RIDGE, A SUBDIVISION OF THE NORTH ONE HALF (1/2) OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

AND

LOTS 6 AND 7 IN WILLIAM A. TAYLOR'S RESUBDIVISION OF 15 IN BLOCK 3 IN HIGH RIDGE, A SUBDIVISION OF THE NORTH ONE HALF (1/2) OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 95-892322; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE THREE (3), A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 95-892322.

Commonly known as: unit 101, 1760 West Highland Avenue, Chicago 60660.

7626305 F2 DK1 182

96705712

BOX 333-CTI

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STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
SEP 13 '98 DEPT. OF REVENUE
PB. 10686
89.50

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP SEP 13 '98
PB. 11427
44.75

★ 050702 ★
★ CITY OF CHICAGO ★
★ REAL ESTATE TRANSACTION TAX ★
★ DEPT. OF REVENUE SEP 13 '98 ★
★ PB. 11187 ★
671.25

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WARRANTY DEED
ILLINOIS STATUTORY
Highland Mews, L.L.C. to Oscar Zegarra and Diana Zegarra

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subject to: (1) general real estate taxes not due and payable at the time of Closing; (2) the limitations and conditions imposed by the Illinois Condominium Property Act; (3) the Condominium Documents, including all amendments and exhibits thereto; (4) applicable zoning and building laws and ordinances; (5) encroachments, if any; (6) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; (7) rights of the tenants under the existing lease of the Purchased Unit; (8) utility easements, if any, of recorded; (9) lease between the Highland Mews, L.L.C. and M&M Meter granting M&M Meter the right to place its washing machines in the basement; (10) covenants, conditions, restrictions, permits, easements and agreements of record; (11) terms, provisions, covenants, conditions and options contained in, and rights and easements established by the Declaration of Condominium Ownership recorded December 22, 1995 as document no. 95-892322 as amended from time to time.

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 in fee simple forever.

Permanent Index Numbers(s): 14-06-202-012, 013, 017 and 018

Dated: 9/9/96

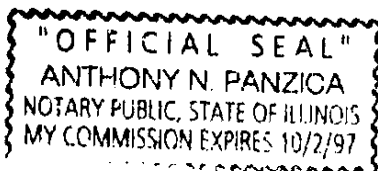
Highland Mews, L.L.C.

By: Stephen Pedvin
Stephen Pedvin, ~~Manager~~

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary in and for said County, in the State aforesaid, CERTIFY THAT Stephen Pedvin, Manager of Highland Mews, L.L.C. a person known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, affirmed under penalty of perjury and acknowledged that he signed and delivered the instrument as his free and voluntary act, and as the free and voluntary act of said company, 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 3rd day of September, 1996



Anthony N. Panzica
NOTARY PUBLIC

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