

# UNOFFICIAL COPY



Chicago Title Insurance Company

96960466

## WARRANTY DEED ILLINOIS STATUTORY

DEPT-01 RECORDING \$25.50  
T#0014 TRAN 0139 12/20/96 13:46:00  
#2452 ± JW \*-96-960466  
COOK COUNTY RECORDER

Property of Cook County Clerk's Office

THE GRANTOR(S) Joseph A. Licari Jr.\* and Vladimir Novakovic\* of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to ~~Maria G. Romero~~ Maria Del Carmen Romero, single never married (GRANTEE'S ADDRESS) 7519 North Claremont, Unit G-S, Chicago, Illinois 60645  
\*single never married  
of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY.

### SUBJECT TO:

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(s): 11-30-301-020-0000

Address(es) of Real Estate: 7519 N. Claremont, Unit G-S, Chicago, Illinois 60645

4206339RR

Dated this 16<sup>th</sup> day of December, 1996

X   
Joseph A. Licari Jr.  
X   
Vladimir Novakovic

96960466

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96960466

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Joseph A. Licari Jr and Vladimir Novakovic Single never married

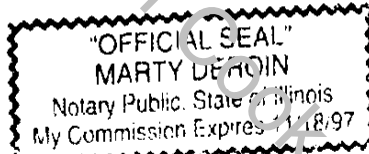
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 16<sup>th</sup> day of December, 19 96

Property of

*Marty DeRoin*

(Notary Public)



Prepared By: Marty DeRoin  
122 South Michigan Avenue, Suite 1800  
Chicago, Illinois 60603-

Mail To:  
Richard J. Garcia, Esq.  
10400 S. Ewing  
Chicago, Illinois 60617



Name & Address of Taxpayer:  
Maria C. Romero  
7519 N. Claremont, Unit 008 GARDEN-S  
Chicago, Illinois 60645

Cook County Clerk's Office

99109000  
99960166

UNOFFICIAL COPY

Property of Cook County Clerk's Office

99060156

# UNOFFICIAL COPY

## LEGAL DESCRIPTION RIDER

GARDEN-S  
UNIT ~~83~~ TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN  
THE COMMON ELEMENTS IN CONDOMINIUMS OF CLAREMONT  
CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION  
RECORDED AS DOCUMENT NO. 96310763, IN THE SOUTHWEST 1/4 OF  
SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD  
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The tenant of the subject unit either waived or failed to exercise the option to purchase the subject unit, or the tenant did not have an option to purchase the unit.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Subject to: covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1996 and subsequent years; purchaser's mortgage.

Cook County Clerk's Office  
96310763

UNOFFICIAL COPY

Property of Cook County Clerk's Office

95500156