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WARRANTY DEED  
Joint Tenancy  
Statutory (ILLINOIS)  
(Individual to Individual)

1135/0095 10 001 Page 1 of 2  
1999-03-12 10:59:41  
Cook County Recorder 23.50

THE GRANTOR, Ana E. Manglano, married to Jose I. Manglano, of the city of Chicago, County of Cook, State of Illinois, for and in consideration of Ten Dollars and no/100 Dollars (\$10.00), and other good and valuation considerations in hand paid, CONVEYS and WARRANTS to STEVEN X FILIPIAK and JANET L. FILIPIAK, 110 W. Haven Avenue, New Lenox, Illinois 60451, grantees, not in Tenancy in Common, but in JOINT TENANCY, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Legal Description.

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 1997 and subsequent years.

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 not in tenancy in common, but in joint tenancy forever.

Permanent Real Estate Index Number(s): 17-10 132-037-1476

Address(es) of real estate: 405 N. Wabash Avenue, Unit 3405, Chicago, Illinois 60611

DATED this: 27<sup>th</sup> day of October 1998

PLEASE PRINT OR  
TYPE NAMES(S) BELOW  
SIGNATURE(S)

Ana E. Manglano (SEAL)  
Ana E. Manglano  
Jose I. Manglano (SEAL)  
Jose I. Manglano

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 ANA E. MANGLANO, married to JOSE I. MANGLANO, 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 said 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.

IMPRESS  
SEAL



Given under my hand and official seal, this 27<sup>th</sup> day of October 1998

Commission expires 6/5/2001, 1998 Janet J. Walsh  
Notary Public

This instrument was prepared by Phillip A. Couri, 545 Lincoln Avenue, Winnetka, IL 60093

Mail to: Mary Mego-McNamara Send Subsequent Tax Bills to:  
6441 S. Tripp Ave. Mr. & Mrs. Steven Filipiak  
Chicago, IL 60629 405 N. Wabash Ave. Unit 3405  
Chicago, IL 60611

2

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STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
0 2 6 0  
MAR-2'99 DEPT. OF REVENUE  
PB. 10616  
1 6 3 . 5 0

LEGAL DESCRIPTION

PARCEL 1: UNIT 3405 IN THE RIVER PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 3, 5, 8, 15, 16, 17, 19, 20, 22, 31 TO 39, BOTH INCLUSIVE, 41, AND 44 TO 48, BOTH INCLUSIVE, IN RIVER PLAZA RESUBDIVISION OF LAND, PROPERTY AND SPACE OF LOTS 1 TO 12 AND VACATED ALLEY IN BLOCK 5 IN KINZIE'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 94758753 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN THE RIVER PLAZA DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, AND EASEMENTS RECORDED AS DOCUMENT NUMBER 94758750.

Cook County  
REAL ESTATE TRANSACTION TAX  
81.50  
REVENUE STAMP MAR-2'99  
P.B. 10848  
0 2 6 2 8 2 0

0 3 7 6 3 7  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE MAR-2'99  
PB. 11196  
408.75

PROFESSIONAL NATIONAL  
TITLE NETWORK INC.

0 3 7 6 8 8  
CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE MAR-2'99  
PB. 11196  
408.75

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CITY OF CHICAGO  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE MAR-2'99  
PB. 11196  
408.75