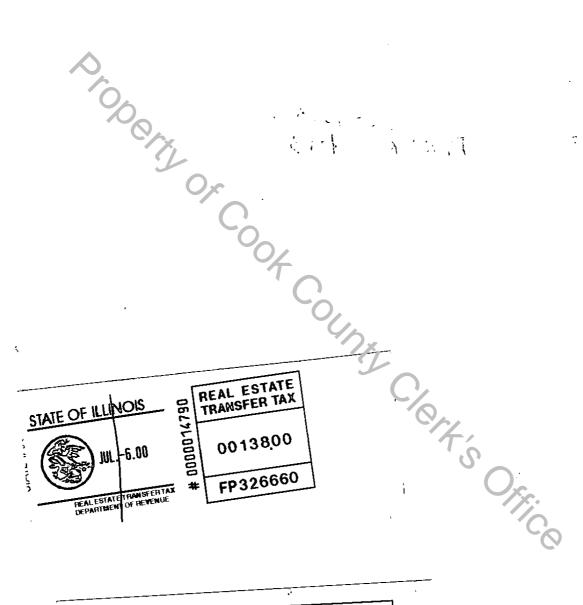
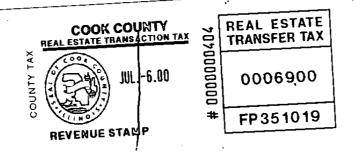
UNOFFICIAL COPY/005 81 001 WARRANTY DEED 2000-07-10 11:31:01 Statutory (ILLINOIS) Cook County Recorder 25.50 (Individual to Individual) GRANTOR(S) AB FUND III JOINT VENTURE, AN Illinois general partnership, a partnership created and existing by virtue of the laws of the State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the grantee(s), John W. Silmon, a bachelor 654 Harrison, #3 AC9702395 Oak Park, Illinois 60302 (The Above Space for Recorder's Use) in the State of Illinois, 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. Dated this ,<u>,,19</u>9\_\_. 30 day of June 2000 AB FUND III JOINT VENTURE Arnol/i Kaplan, partner William Planek partner William Greengoss, partner Permanent Real Estate Index Number(s): 16-07-212-010-1052 Address(es) of Real Estate: 222 N. Oak Park, #1R, Oak Park, Illinois 60302 STATE OF ILLINOIS ) ) ss COUNTY OF COOK ) I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ARNOLD KAPLAN, WILLIAM GREENGOSS AND WILLIAM PLANEK, personally known to me to be the same persons whose names 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 notary seal, this 30 day of June, 2000

"OFFICIAL SEAL" MICHELLE MARIE CORDOVA Prepared By: David Charles By:

Madison, #1950, Chicago, Illinois 60606

## **UNOFFICIAL COPY**





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## **EXHIBIT A**

The tenant of Unit 1R has waived or has failed to exercise the right of first refusal.

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominum, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

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

This deed is subject to:

- 1. Real estate taxes not yet due and payable and for subsequent years;
- 2. The Declaration;
- 3. Public and utility easements;
- 4. Covenants, conditions, restrictions of record as to use and occupancy;
- 4. Applicable zoning and building laws, ordinances and restrictions;
- 6. Roads and highways, if any;
- 7. Provisions of the Condominium Property Act of Illinois;
  - Installments due after the date of closing of assessments established pursuant to the

8. Declaration; and

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9. Acts done or suffered by the Purchaser.

Mail to: SOHN W. SILM	6J	
222 OAH POKA	JE, #IR OAL	K Park, De 60302
Sent Subsequent Tax Bills to:		·
Cook Park \$100	Real Estate Transfer Tax \$1000	Real Estate Transfer Tax  S 1
Real Estate Transfer Tax Oak Park	Real Estate Transfer Tax Dak Park	Real Estate Transfer Tax
<sup>₹ •684</sup> <del>†</del> ₹880⊆00		