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4315/0014 33 001 Page 1 of 3  
2000-10-05 08:51:06  
Cook County Recorder 25.50

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)



THE GRANTORS, Jane McClelland, unmarried and Fox Partners, L.P., of Oak Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEY and WARRANT to NATALIE SCHULTZ, of 2325 West Diversey, Unit 2, Chicago, Illinois, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*File # 00-26256 112*  
See attached for legal description.

Subject To: General taxes for the year 2000 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) nor prohibit present use of property, if any.

Permanent Index Number: 16-08-118-010-0000 Volume 142.

Property Address: 140-1S North Ridgeland, Oak Park, Illinois 60302.

**PRAIRIE TITLE**  
**6821 W. NORTH AVE.**  
**OAK PARK, IL 60302**

Note: The tenant of said unit 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 Condominium, 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 as though the provisions of said Declaration were recited and stipulated at length herein.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 29<sup>TH</sup> day of September, 2000.

Jane McClelland

Fox Partners, L.P.  
By:   
Michael Fox

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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, DO HEREBY CERTIFY that Jane McClelland and Michael Fox, 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 official seal

this 29<sup>TH</sup> day of September, 2000.

Commission expires 3-15-2004

Maria A. Cristiano  
Notary Public



This instrument was prepared by: Pellegrini and Cristiano, 6617 West North Avenue, Oak Park, Illinois 60302.

Mail To:

R. Tarulis  
Attorney at Law  
101 N. Washington Street  
Naperville, IL 60540

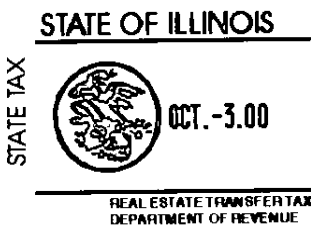
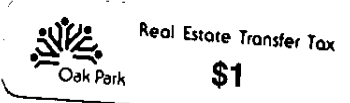
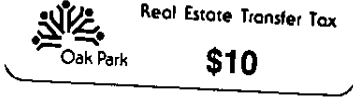
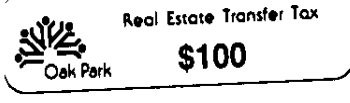
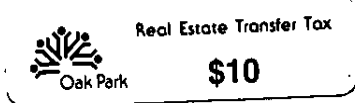
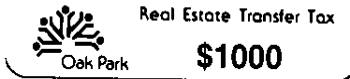


Send Subsequent Tax Bills To:

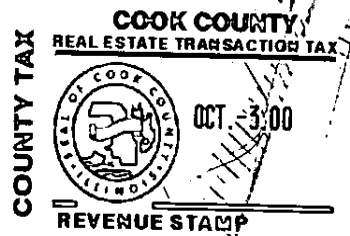
Schultz  
140-1S N. Ridgeland Avenue  
Oak Park, IL 60302

OR

Recorder's Office Box No.: \_\_\_\_\_



REAL ESTATE TRANSFER TAX
0020850
FP326660



REAL ESTATE TRANSFER TAX
0010425
FP326670

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PARCEL 1:

UNITS 1-S AND G-3 IN THE RIDGEMOOR CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 18 AND 19 (EXCEPT THE NORTH 46 FEET THEREOF) IN BLOCK 31 IN VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF SECTION 7, AND ALSO THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO PLAT OF SAID RIDGELAND RECORDED MARCH 2, 1872 IN BOOK 2 OF MAPS, PAGES 7 AND 8 AS DOCUMENT 16125 IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED 9-27-00, 2000 AS DOCUMENT 00753190 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-2 AND STORAGE SPACE S-1S AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 00753190.

Property of Cook County Clerk's Office