

UNOFFICIAL COPY

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7110/0263 20 001 Page 1 of 4
2000-11-02 16:12:29
Cook County Recorder 27.00

Warranty Deed *67192*
20061182 7878940

The Grantor, OAK PARK AVENUE ASSOCIATES, L.P., an Illinois limited partnership, 8231 West 185th Street, Suite 300, Tinley Park, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the General Partner of said limited partnership, CONVEYS and WARRANTS to JOSEPHINE GUZMAN, a single person, following real estate situated in the County of Cook and State of Illinois, to wit:



4

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 18588 West Point Drive, Tinley Park, Illinois 60477

PIN: 31-06-101-005; 31-06-202-005; 31-06-202-006

Subject to: SEE EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY.

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its General Partner, this 31st day of October, 2000.

OAK PARK AVENUE ASSOCIATES, L.P., an Illinois limited partnership

By: Curran Enterprises, L.L.C., its General Partner

By: Thomas M. Curran

COOK CO. NO. 018

31155



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

P.B. 10779 NOV 1 '00 DEPT. OF REVENUE 202.50

338120

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP NOV-1'00 101.25

BOX 333-CTI

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State of Illinois)
)
County of Cook)

SS.

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Thomas M. Curran, Jr., a Manager of Curran Enterprises, L.L.C., General Partner of Oak Park Avenue Associates, L.P., 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 he signed and delivered said instrument as his own free and voluntary act as the free and voluntary act of said entity for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 31st day of October, 2000.

"OFFICIAL SEAL"
Gail M. Linhart Gail M. Linhart
Notary Public, State of Illinois
My Commission Exp. 09/10/2001

This Instrument Prepared by: Barbara Condit Canning, Esq., 1428 Forest Avenue, Wilmette, IL 60091

Send Subsequent Tax Bills to: Oak Park Avenue Associates, L.P., 8231 West 185th Street, Suite 300, Tinley Park, Illinois 60477

RETURN RECORDED DEED TO: JOSEPHINE GUZMAN, 18588 West Point Drive, Tinley Park, Illinois 60477

Property of Cook County Clerk's Office

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 1 (EXCEPT THE EASTERLY 130 FEET THEREOF) IN WEST POINT MEADOWS UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 2000 AS DOCUMENT 00-210552, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS CREATED BY THE DECLARATION OF COVENANTS AND RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT 99940254, AS AMENDED FROM TIME TO TIME.

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EXHIBIT B

- (i) Declaration of Covenants, Conditions and Restrictions for WEST POINT MEADOWS COMMUNITY ASSOCIATION ("Declaration") recorded with the Cook County Recorder of Deeds on October 5, 1999 as Document No. 99940254 as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for WEST POINT MEADOWS COMMUNITY ASSOCIATION recorded with the Cook County Recorder of Deeds on February 25, 2000 as Document No. 00141114 ("Declaration");
- (ii) Applicable zoning, planned development and building laws and ordinances and other ordinances of record;
- (iii) Covenants, conditions, agreements, building lines and restrictions of record;
- (iv) Easements to any municipality and public utility easements and easements recorded prior to closing, including those established by or implied from, the Declaration or any amendments thereto;
- (v) If any, rights of the public, the municipality and adjoining contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water detention basins located in or serving the property;
- (vi) All roads and highways, if any;
- (vii) General real estate taxes not yet due and payable; and
- (viii) Title objections caused by Grantee or anyone claiming through Grantee.