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Cook County Recorder

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WARRANTY DEED

The Grantor, CAK 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 KAREN A. CHARLESTON, a lingle person, following real estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 18576 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 MALE 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 8th day of November, 2000.

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

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

st thomas M. Curran

BOX 333-CTI

W.

UNOFFICIAL COPY

State of Illinois)	
)	SS.
County of Cook)	

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 NO PARIAL SEAL his 7th day of November, 2000.

"OFFICIAL SEAL"

Gail M. Linhart

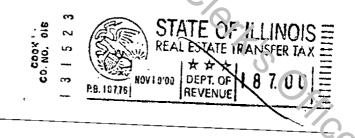
Notary Public, State of Illinois -My Commission Exp. 09/10/2001

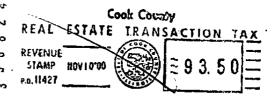
This Instrument Prepared by Rarbara Condit Canning, Esq., Burke, Warren, MacKay & Serritella, 330 N. Wabash, 22nd Floor, Chicago, IL 60611

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

RETURN RECORDED DEED TO: KAKEN A. CHARLESTON, 18576 West Point Drive, Tinley Park, Illinois 60477

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE EASTERLY 78 FEET (EXCEPT THE EASTERLY 52 FEET THEREOF) OF LOT 1 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 DOCUMEN (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 County Clark's Office AMENDE'D 99940254, AS 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");
- (1) 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 UUS89275
- (viii) Title objections caused by Grantee or anyone claiming through Grantee.