

UNOFFICIAL COPY

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2000-11-29 10:45:02
Cook County Recorder 27.00



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WARRANTY DEED

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 KENNETH S. LEHNERER, a single 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: 18652 West Point Drive, Tinley Park, Illinois 60477

PIN: 31-06-101-005; ~~31-06-101-006~~; 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 21st day of November, 2000.

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

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

By: Thomas M. Curran

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 ~~NOTARIAL SEAL~~ this 21st day of November, 2000.

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

Gail M Linhart

This Instrument Prepared by: ~~Barbara Candia Canning~~, Esq., Burke, Warren, MacKay & Serritella, 330 N. Wabash, 22nd Floor, Chicago, IL 60611

Send Subsequent Tax Bills to: ~~Oak Park Avenue Associates, L.P., 8231 West 185th Street, Suite 300, Tinley Park, Illinois 60477~~ *Kenneth S. Lehnerer 18652 West Point Dr Tinley Park, IL 60477*

RETURN RECORDED DEED TO: ~~Kenneth S. Lehnerer, 18652 West Point Drive, Tinley Park, Illinois 60477~~

*Jim L. Storzum
Wentworth Office Park
10723 West 151st St
Oak Park, IL 60467*

COOK CO. NO. 016
131963



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
NOV27'00 DEPT. OF REVENUE 182.50

339703

Cook County
REAL ESTATE TRANSACTION TAX
REVENUE STAMP NOV27'00 91.25

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

THE EASTERLY 78 FEET (EXCEPT THE EASTERLY 52 FEET THEREOF) OF LOT 9 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 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.

UNOFFICIAL COPY**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.