

UNOFFICIAL COPY

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 Kristen V. Pedersen, of 230 North Oak Park Avenue, Unit 1K, Oak Park, Illinois 60302, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

0001016870

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2000-12-28 12:23:41

Cook County Recorder 23.50



0001016870

PARCEL 1: UNIT 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 SEPTEMBER 27, 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-1 AND STORAGE SPACE S-1N AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 00753190.

Subject To: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Property Address: 142-1N North Ridgeland, Oak Park, Illinois 60302.

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

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 21ST day of December, 2000.

00-27455
PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

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 21ST day of December, 2000.

Commission expires 3-15-2004
Maria A. Cristiano
Notary Public



This instrument was prepared by: Pellegrini and Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

Matthew Wood
Attorney at Law
One East Wacker Drive #1300
Chicago, IL 60601

Send Subsequent Tax Bills To:

Pederson
142-1N N. Ridgeland
Oak Park, IL 60302

OR

Recorder's Office Box No.: _____

Oak Park

DEC. 21.00

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 01696.00 |
| FP 102801 |

0000000035

STATE TAX

STATE OF ILLINOIS

DEC. 27.00

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0021150 |
| FP 326660 |

0000022213

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

DEC. 27.00

REVENUE STAMP

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 0010575 |
| FP 326670 |

0000044129