

UNOFFICIAL COPY 0010089097

8916/0080 45 001 Page 1 of 4  
2001-02-01 11:19:48  
Cook County Recorder 27.00



0010089097

WARRANTY DEED

The Grantor, OAK PARK AVENUE ASSOCIATES, L.P., an Illinois limited partnership, 8231 West 185<sup>th</sup> 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 HELEN DIANE BARRON, of 9150 W. 95<sup>th</sup> Street, Hickory Hills, Illinois, the 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: 18640 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 30<sup>TH</sup> day of January, 2001.

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

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

By: Thomas M. Curran

BOX 333-CTI

1083  
21004119  
7901079

40



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION

Parcel 1:

Lot 10 – Unit 1 in West Point Meadows Unit 2, being a subdivision of part of the Southwest Quarter of the Northeast Quarter and part of the South Half of the Northwest Quarter 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 No. 00210552, and Certificate of Correction recorded December 13, 2000 as Document No. 00977143, 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.

Property Address: 18640 West Point Drive, Tinley Park, Illinois

Tax Nos. 31-06-101-005; 31-06-101-006; 31-06-202-005; and 31-06-202-006

**10089097**

# 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.

**10089037**