

WARRANTY DEED
JOINT TENANTS
Statutory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY

0010217221

9/19/0061 25 001 Page 1 of 2
2001-03-20 10:20:12
Cook County Recorder 23.50



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 Timothy P. Wybenga ~~and Susan M. Lyon, husband and wife~~, of 1409 Winners Cup Circle, St. Charles, Illinois 60174, AND Robert Lyon, married to Virginia Lyon, of 1409 Winners Cup Circle, St. Charles, Illinois 60174, not as Tenants in Common, but as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 2S/^{AND UNIT G-2} 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-4 AND STORAGE SPACE S-2S AS LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO RECORDED AS DOCUMENT 00753190.

Subject To: General taxes for the year 2000 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) nor prohibit present use of property, if any.

Property Address: 140-2S North Ridgeland, Oak Park, Illinois 60302.
Permanent Index Number: 16-08-118-010-0000 Volume 142.

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

Note: The tenant of said unit has waived or has failed to exercise the right of first refusal.

01-09-259 1/4

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. TO HAVE AND TO HOLD said premises, not as Tenants in Common, but as Joint Tenants.

Dated this 29th day of February, 2001.

Jane McClelland

Fox Partners, L.P.
By:
Michael Fox

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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 28th day of FEBRUARY, 2001.

Commission expires _____



Kerry A. Baer
Notary Public

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

Mail To:

Brian J. O'Hara
Attorney at Law
1549 Clinton Place
River Forest, IL 60305



Send Subsequent Tax Bills To:

Wybenga/Lyon
140-2S N. Ridgeland
Oak Park, IL 60302

OR

Recorder's Office Box No.: _____

Oak Park FEB. 27. 01 # 0000000161

REAL ESTATE TRANSFER TAX
01640.00
FP 102801

STATE TAX STATE OF ILLINOIS HAR. 14.01 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000023824 REAL ESTATE TRANSFER TAX 00205.00 FP326660	COUNTY TAX COOK COUNTY REAL ESTATE TRANSACTION TAX HAR. 14.01 REVENUE STAMP	# 9278700000 REAL ESTATE TRANSFER TAX 00102.50 FP326670
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