

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)



GRANTOR(S)  
AB FUND III JOINT VENTURE, AN  
Illinois general partnership, a  
partnership created and existing by  
virtue of the laws of the State of  
Illinois for and in consideration of  
Ten Dollars (\$10.00) and other  
good and valuable consideration in  
hand paid, CONVEY(S) and  
WARRANT(S) to the grantee(s).

0010227557

AMY J. WENZ  
24560 Lincoln Ct., #134  
Farmington Hills MI 48335

(The Above Space for Recorder's Use)

in the State of Illinois, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

See Exhibit A Attached hereto and made a part hereof.

Real Estate Transfer Tax  
Oak Park \$1

Dated this 17 day of Sept, 1999.

AB FUND III JOINT VENTURE

William Greengoss, partner

Real Estate Transfer Tax  
Oak Park \$10

Arnold Kaplan, partner

William Planek, partner

Permanent Real Estate Index Number(s): 16-07-212-010-1093; 16-07-212-010-1129  
Address(es) of Real Estate: 210 N. Oak Park, #1FF & P-17, Oak Park, IL 60302

STATE OF ILLINOIS )  
) SS. Real Estate Transfer Tax  
OAK PARK \$1000

Real Estate Transfer Tax  
OAK PARK \$1000

Real Estate Transfer Tax  
OAK PARK \$50

Real Estate Transfer Tax  
OAK PARK \$100

COUNTY OF COOK )  
) Real Estate Transfer Tax  
OAK PARK \$10

Real Estate Transfer Tax  
OAK PARK \$10

Real Estate Transfer Tax  
OAK PARK \$1

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ARNOLD KAPLAN, WILLIAM GREENGOSS AND WILLIAM PLANEK, 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 notary seal, this 17 day of September, 1999.

Real Estate Transfer Tax  
OAK PARK \$10

NOTARY PUBLIC

Prepared By: David Chaiken, Esq., 200 W. Madison, #1950, Chicago, Illinois 60606



This instrument is being re-recorded to correct parcel number.

EXHIBIT A

and P-17  
Unit 1FF in the Santa Maria Condominiums as delineated on a survey of Lots 1, 2 and 3 in Owner's Subdivision of the West 223.5 feet and the South 10 feet of the East 54.1 feet of the West 277.6 feet of lot 3 and the West 277.6 feet of lot 2 (except the south 115 feet of the East 81.6 feet of the West 261.6 feet of said lot 2) of James W. Scoville Subdivision of the West half of the North East Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded May 29, 1996 as document #96402515 as amended from time to time together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration.

The tenant of Unit 1FF has waived or has failed to exercise the right of first refusal.

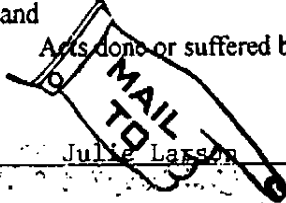
Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors 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 though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration; and
9. Acts done or suffered by the Purchaser.

Mail to:

 Julie Larson Sidley E Austin  
One First National Plaza Chicago IL 60603

Sent Subsequent Tax Bills to:

Amy Wenz  
210 N. Oak Park, #1FF  
Oak Park, IL 60302

99894491

(P) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (a) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (b) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For this purpose, Borrower does hereby mortgage, grant and convey to Lender and Lender's successors and assigns, with power of sale, the following described property located in the County

of Cook

[Name of Recording Jurisdiction]:

UNIT 1-FF AND P-17 IN THE SANTA MARIA CONDOMINIUMS AS DELINEATED ON THE SURVEY OF LOTS 1, 2 AND 3 IN OWNERS SUBDIVISION OF THE WEST 223.5 FEET AND THE SOUTH 10 FEET OF THE EAST 54.1 FEET OF THE WEST 277.6 FEET OF LOT 3 AND THE WEST 277.6 FEET OF LOT 2 (EXCEPT THE SOUTH 115 FEET OF THE EAST 81.6 FEET OF THE WEST 261.6 FEET OF SAID LOT 2) OF JAMES W. SCOVILLE SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED MAY 29, 1996 AS DOCUMENT 96402515 AS AMENDED FROM TIME TO TIME. TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANTS TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

Parcel ID Number: 16-07-212-010-1093 /16-07-212-010-1129<sup>1127</sup> which currently has the address of 210 N. OAK PARK AVENUE #1FF [Street] OAK PARK [City], Illinois 60302 [Zip Code] ("Property Address"):

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to mortgage, grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges. Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Borrower shall also pay funds for Escrow Items pursuant to Section 3. Payments due under the Note and this Security Instrument shall be made in U.S.

DOC #: 317183  
00-9907239-9  
U-6(IL) (9804)

APPL #: 0020990411

Page 3 of 15

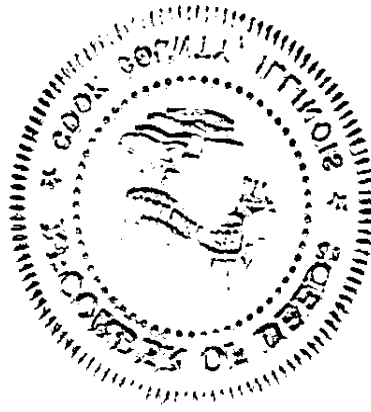
Initials: *AW* LOAN #:

Form 3014 3/99

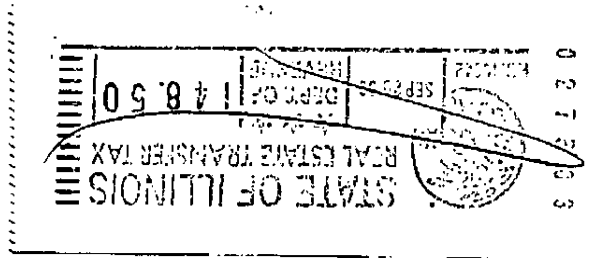
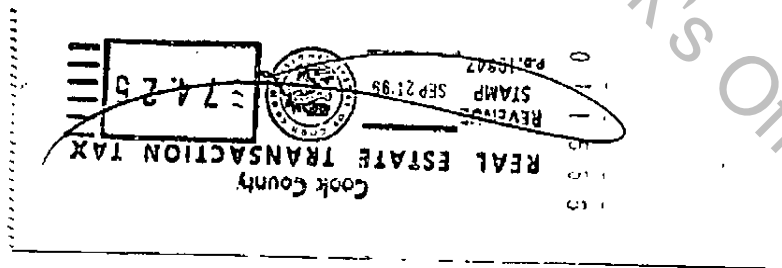
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Page 4 of 4



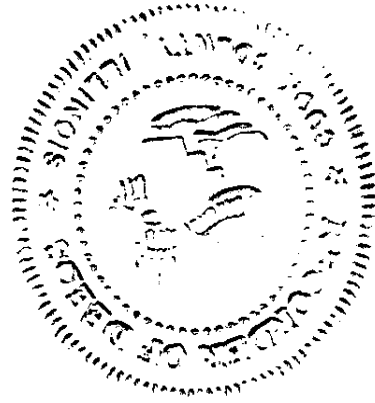
Property of Cook County Clerk's Office



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# UNOFFICIAL COPY



ALLEN COOK COUNTY  
CLERK OF BOARD  
*[Handwritten Signature]*

MAR 19 2001

I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY  
OF DOCUMENT # 09894491

Property of Cook County Clerk's Office