

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY 0017314197

1609/0098 20 001 Page 1 of 2
2001-04-18 12:07:31
Cook County Recorder 23.50

THE GRANTORS, GRP Ontario, LLC, of Chicago, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Kathleen M. Wrobel, unmarried, of 1148-2 Ontario, Oak Park, Illinois 60302, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



UNIT 1148-2 IN THE PARK ONTARIO CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 (EXCEPT THE EAST 27 FEET THEREOF) IN SCHMIDT'S SUBDIVISION OF LOT 13 AND THE SOUTH 1/2 OF LOT 14 IN BLOCK 7 IN KETTLESTRING'S ADDITION TO HARLEM IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 46 MINUTES 20 SECONDS WEST (ASSUMED) 20.00 FEET ALONG THE WESTERLY LINE OF SAID LOT, SAID WESTERLY LINE BEING ALSO THE EASTERLY RIGHT-OF-WAY LINE OF HARLEM AVENUE (ILLINOIS ROUTE 43); THENCE SOUTH 37 DEGREES 36 MINUTES 20 SECONDS EAST 25.02 FEET TO THE SOUTHERLY LINE OF SAID LOT; THENCE SOUTH 89 DEGREES 19 MINUTES 47 SECONDS WEST 15.00 FEET ALONG SAID SOUTHERLY LINE TO THE POINT OF BEGINNING) IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 14, 2001, AS DOCUMENT 0010201398, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject-To: General taxes for the year 2000/2001 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.

Permanent Index Number: 16-07-109-008-0000 V. 141.

6821 W. NORTH AVE.
OAK PARK, IL 60302

Property Address: 1148-2 Ontario, Oak Park, Illinois 60302.

60-27739

Note: The tenant of said unit is also the purchaser of the unit.

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 March, 2001.

GRP Ontario, L.L.C.
By: Granite Properties, Inc., *managing member*

By: Robert L. Palley
Robert L. Palley, President

Attest: Scott Inbinder by Robert L. Palley as attorney-in-fact
Scott Inbinder, Secretary

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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 Robert L. Palley, personally known to me to be the President of Granite Properties, Inc., an Illinois corporation, and Scott Inbinder, personally known to me to be the Secretary of said corporation, and 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 as such, only the President and only the Secretary, signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Officers of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

** By Robert L. Palley, attorney in fact*

Given under my hand and official seal,

this 21ST day of March, 2001.

Maria A. Cristiano
Notary Public



Commission expires March 15, 2004

This instrument was prepared by: Pellegrini and Cristiano, 6317 West North Avenue, Oak Park, Illinois 60302.

Mail To:

Susan W. Allen
Attorney at Law
1400 Ashland Avenue
River Forest, IL 60305

Send Subsequent Tax Bills To:

Wrobel
1148-2 Ontario
Oak Park, IL 60302

OR

Recorder's Office Box No.: _____



HAR. 20.01

REAL ESTATE TRANSFER TAX
0096000
FP 102801

000000207

STATE TAX

STATE OF ILLINOIS

APR. 10.01

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000026067

REAL ESTATE TRANSFER TAX
0011950
FP326669

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 10.01

REVENUE STAMP

0000050002

REAL ESTATE TRANSFER TAX
0005975
FP326670