

UNOFFICIAL COPY

0010585796

3307/0065 45 001 Page 1 of 4

2001-07-03 08:58:39

Cook County Recorder 27.00



10/2
7939091 #
8m #

WARRANTY DEED

The Grantor, **OAK PARK AVENUE ASSOCIATES, L.P.** an Illinois limited liability company, 8231 West 185th Street, 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 **LINDA GRANDINETTI**, whose address is 5225 James Lane, Crestwood, Illinois 60445, 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

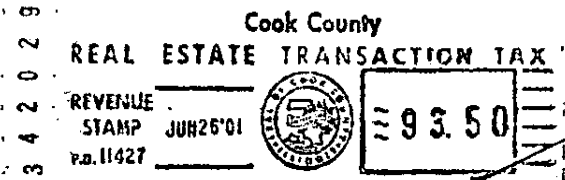
Property Address: 18578 West Point Drive, Unit 4, Tinley Park, Illinois 60477

Property Identification Number: 31-06-101-009
31-06-202-007

Subject to: SEE EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY

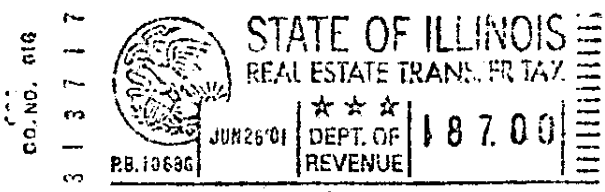
IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its General Partner, this 25th day of June, 2001.



OAK PARK AVENUE ASSOCIATES, L.P. an Illinois limited liability company

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

By: Thomas M. Curran J.



BOX 333-CTI

UNOFFICIAL COPY

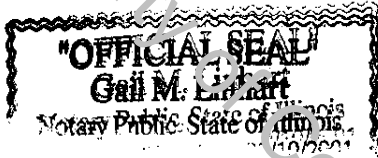
Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Thomas M. Curran, Jr., a manager of Curran Enterprises, L.L.C., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act as the free and voluntary act of said entity for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 29th day of June, 2001.



Gail M. Lohoff

NOTARY PUBLIC

This Instrument Prepared By:

Barbara Condit Canning
Burke, Warren, MacKay & Serritella, P.C.
330 North Wabash, 22nd Floor
Chicago, Illinois 60611

Send Subsequent Tax Bills To:

Oak Park Avenue Associates, L.P.
8231 West 185th Street
Suite 300
Tinley Park, Illinois 60477

Return Recorded Deed To:

Linda Grandinetti
18578 West Point Drive
Unit 4
Tinley Park, Illinois 60477

10585796

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

Lot 4 - Unit 4 in West Point Meadows Unit 2, being a subdivision of part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and part of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ 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 for ingress and egress as created by the Declaration of Easements Restrictions and Covenants recorded as Document No. 99940254, as amended from time to time.

Property Address: 13578 West Point Drive
Unit 4
Tinley Park, Illinois

Tax Identification Number: 31-06-101-009
31-06-202-007

10585796

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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.

10585796

UNOFFICIAL COPY

Property of Cook County Clerk's Office