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0010836336

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2001-09-10 13:58:09

Cook County Recorder 27.00



0010836336

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 **ANDREA M. FLEMING** the following real estate situated in the County of Cook and State of Illinois, to wit:

1/1 Single-Person,

SEE EXHIBIT A; ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 18628 West Point Drive, Unit 2, Tinley Park, Illinois 60477

Property Identification Number: 31-06-101-000-0000
31-06-202-007-0000

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 23rd day of August, 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*

BOX 333-CTI

COVE
132 OR
CTI 7939477/21077273

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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

STATE TAX

STATE OF ILLINOIS



SEP.-7.01

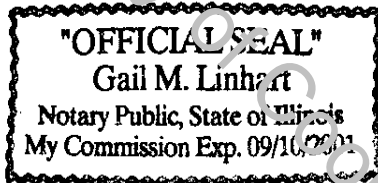
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000014715

REAL ESTATE TRANSFER TAX
0018050
FP 102808

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 23rd day of August, 2001.



Gail M. Linhart

NOTARY PUBLIC

This Instrument Prepared By:

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

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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:

Andrea M. Fleming
18628 West Point Drive
Unit 2
Tinley Park, Illinois 60477

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



SEP.-7.01

REVENUE STAMP

0000014741

REAL ESTATE TRANSFER TAX
0009025
FP 102802

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11/11/2011

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EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

Lot 5 - Unit 2 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, 1999 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 and recorded as Document No. 99940254, as amended from time to time.

Property Address: 18623 West Point Drive
Unit 2
Tinley Park, Illinois

Tax Identification Number: 31-06-101-009-0000
31-06-202-007-0000

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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.

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