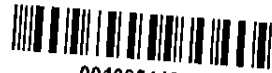


WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)



THE GRANTORS, 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, CONVEYS and WARRANTS to Annette Montgomery, of 4920 N. Marine Drive #410, Chicago, Illinois 60646, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 103 IN THE PARKVIEW OF FOREST PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN BLOCK 8 IN THE SOUTH ADDITION TO HARLEM, BEING A SUBDIVISION OF THE EAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 2, 2001, AS DOCUMENT NUMBER 0010363520, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED MAY 2, 2001, AS DOCUMENT NUMBER 0010363520.

Subject To: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Index Number: 15-13-431-014-0000 Volume 164.
Property Address: 1101 South Harlem Avenue, Unit 103, Forest Park, Illinois 60130.

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

01-33799

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.

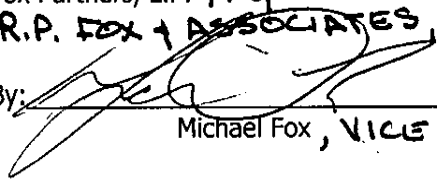
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

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

1/2

Dated this 27th day of September, 2001.

Fox Partners, L.P., by
R.P. FOX & ASSOCIATES, INC.

By: 
Michael Fox, VICE PRESIDENT

UNOFFICIAL COPY

State of Illinois
County of Cook(ss)

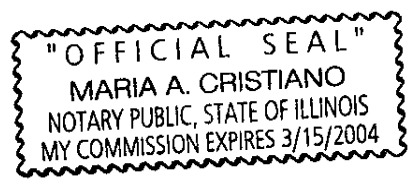
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Fox, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and delivered the said instrument as his 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 27th day of September, 2001.

Commission expires 3-5-2004

Maria A. Cristiano
Notary Public



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

Mail To:
Joseph Mulhern
221 N. La Salle, # 2200
Chicago, IL 60601

Send Subsequent Tax Bills To:
Montgomery
1101 S. Harlem
#103
Forest Park, IL 60130


OR

Recorder's Office Box No.: _____



STATE TAX

STATE OF ILLINOIS



OCT. 10.01


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000003257

REAL ESTATE TRANSFER TAX
00060,50
FP326660

COUNTY TAX

COOK COUNTY



OCT. 10.01

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

000006464

REAL ESTATE TRANSFER TAX
00030,25
FP326670