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0538/0042 40 001 Page 1 of 3
2001-10-24 13:52:05
Cook County Recorder 25.50

WARRANTY DEED



GRANTOR, River Forest Condominium Developers, LLC, an Illinois limited liability company, of 6767 North Milwaukee Avenue, Suite 201, Niles, Illinois, in consideration of Ten Dollars (\$10.00) and other consideration CONVEYS and WARRANTS to the grantee(s), Michael H. Sextor and Paula M. Sexton, his wife, tenants in common with right of survivorship, not as tenants in common, the following described real estate, to wit:

PARCEL 1
UNIT 409 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILLIAM PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0010820941 IN THE NORTHEAST 1/4 OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS AND THAT PART OF VACATED GARDEN STREET DESCRIBED IN RIVER FOREST ORDINANCE 2550 RECORDED AS DOCUMENT NUMBER 0010791395, IN COOK COUNTY, ILLINOIS.

PARCEL 2
EXCLUSIVE USE OF LIMITED COMMON ELEMENTS INCLUDING SPACE 87 AND STORAGE SPACE S-407 AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT 0010820941 AS AMENDED FROM TIME TO TIME.

P.I.N. 15-12-220-026, -027, -033, and -034

commonly known as 435 William Street, River Forest, Illinois

Subject only to the following exceptions: covenants, conditions, easements and restrictions of record; general taxes for the year 2000 (second installment) and subsequent years, the declaration, and; all rights and easements set forth in the declaration and not conveyed to the grantee(s) by this deed. Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

DATED this 20th day of September, 2001

River Forest Condominium Developers, LLC

01-33921
2/2

Exempt under provisions of Paragraph e, Section 4
Real Estate Transfer Tax Act.

Date 10/8/01 [Signature]
Buyer, Seller or Representative

By [Signature]
John R. Thomas

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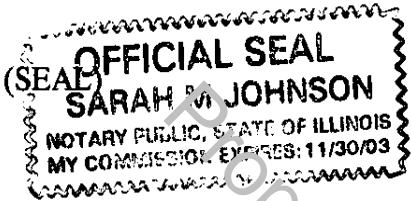


Property of Cook County Clerk's Office

COOK COUNTY CLERK'S OFFICE

STATE OF ILLINOIS)
)ss.
COUNTY OF Cook)

The foregoing instrument was acknowledged before me this 20th day of September, 2001 by John R. Thomas of River Forest Condominium Developers, LLC, an Illinois limited liability company, of behalf of the limited liability company.



EXEMPTION APPROVED
DENY VILLAGE CLERK - VILLAGE OF RIVER FOREST

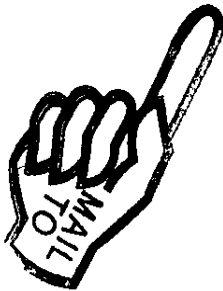
Sarah M. Johnson
Notary Public

My Commission expires: 11/30/03

Send subsequent tax bills to: Michael H. Sexton
435 William Street Unit 409
River Forest, IL 60305

This Instrument Prepared By: Robert C. Samko
100 West Monroe Street
Suite 1900
Chicago, IL 60603

Return This Instrument to: Micahel H. Sexton and Paula M. Sexton
435 William Street Unit 409
River Forest, IL 60305



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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/12/01, 1901 Signature [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said

12 day of OCTOBER this 10 2001

Notary Public Ann Schubert

OFFICIAL SEAL
ANN SCHUBERT
Notary Public-State of Illinois
My Commission Expires 10/08/02

The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

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Subscribed and sworn to before me by the said

12 day of OCTOBER this 10 2001

Notary Public Ann Schubert

OFFICIAL SEAL
ANN SCHUBERT
Notary Public-State of Illinois
My Commission Expires 10/08/02

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act)