

UNOFFICIAL COPY

0011093726

0870148 33 001 Page 1 of 3
2001-11-20 13:14:34
Cook County Recorder 25.50



0011093726

THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

William J. Mitchell
MELTZER, PURTILL & STELLE
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431
(847) 330-2400

ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

The Grantor, River Forest Condominium Developers, L.L.C., an Illinois limited liability company, of 6767 N. Milwaukee Avenue, Suite 201, County of Cook, State of Illinois for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration receipt of which is hereby acknowledged in hand paid, conveys and warrants to AN **UNDIVIDED ONE-HALF INTEREST IN THE WING LEONG REVOCABLE LIVING TRUST DATED AUGUST 24, 1995 AND AN UNDIVIDED ONE-HALF INTEREST IN THE GERTRUDE J. LEONG REVOCABLE LIVING TRUST DATED AUGUST 24, 1995, AS TENANTS IN COMMON, OF 519 FAIRWAY CIRCLE, ST. LOUIS, MO. 63141-7521** the following described real estate situated in the County of Cook in the State of Illinois, to wit:

[See Attached Exhibit A]

01-338910
41

THIS DOES NOT CONSTITUTE HOMESTEAD PROPERTY

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

SUBJECT TO: See Exhibit A attached hereto.

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

Permanent Real Estate Index Number(s): See Exhibit A attached hereto

Address(es) of Real Estate: See Exhibit A attached hereto

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 10/31/01 Amt Paid 180.00

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Dated this 1st day of NOVEMBER, 2001

GRANTOR:

RIVER FOREST CONDOMINIUM
DEVELOPERS, L.L.C., an Illinois limited
liability company

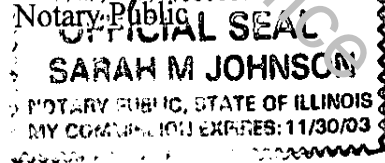
By John R. Thomas
Its MANAGER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

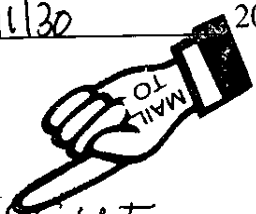
I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HERBY CERTIFY that John R. Thomas personally known to me to be the Manager of River Forest Condominium Developers, L.L.C., an Illinois limited liability company ("Company"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such, signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 1st day of NOVEMBER, 2001.

Sarah M. Johnson



Commission expires 11/30 2003



MAIL TO:
DONNA G. KOEUT
ATTORNEYS' TITLE
33 N. ASCARBORN
CHICAGO IL 60602

SEND SUBSEQUENT TAX BILLS TO:
Mr. & Mrs. Leong
Unit 403
435 William Place
River Forest IL 60305

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EXHIBIT A

0011093726

Legal Description

Parcel 1:

UNIT 403 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 ¼ OF SECTION 12, 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 2850 RECORDED AS DOCUMENT NUMBER 0010791395, IN COOK COUNTY, ILLINOIS

Parcel 2:

EXCLUSIVE USE OF LIMITED COMMON ELEMENT PARKING SPACES 41 AND 73 AND STORAGE SPACES S-73 AND S-41 AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT 0010820941 AS AMENDED FROM TIME TO TIME.

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, aforesaid, and Grantor reserves 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.

Address of Property: 435 William Street
Unit 403
River Forest, Illinois 60305

PIN: 15-12-220-026;15-12-220-027;15-12-220-033;15-12-220-034

SUBJECT TO: Real estate taxes and installments of special assessments not yet due and payable; the Illinois Condominium Property Act; the Declaration of Condominium Ownership for William Place Condominium; covenants, conditions and restrictions and building lines of record; easements existing or of record; leases of or licenses with respect to portions of the common elements; and acts done or suffered by Grantee.

15074\039\Closing Documents\Exhibit A

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0800066875	REAL ESTATE TRANSFER TAX
	NOV. 13.01		00180.00
	REVENUE STAMP		FP326670

STATE TAX	STATE OF ILLINOIS	# 0000033744	REAL ESTATE TRANSFER TAX
	NOV. 13.01		00360.00
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660