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2001-10-29 13:54:56
Cook County Recorder 25.50

WARRANTY DEED



THE GRANTOR, GABE CAPORALE, married to Janice Caporale, of the Village of Elmwood Park, County of Cook, State of Illinois, for and in consideration of TEN & No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ROBERT J. FERRIS, of 4346 N. Western, Chicago, Illinois,

The above Space for Recorder's Use only

The following described Real Estate situated in County of Cook in the State of Illinois, to wit:

Handwritten signature

UNIT NOS. 1W AND P6 IN 2500 N. 72ND COURT CONDOMINIUMS AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN SCHAUMACHER AND GNAEDINGERS ADDITION TO CHICAGO, BEING A SUBDIVISION IN SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED OCTOBER 2, 2001 AS DOCUMENT 0010917113, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION.

Permanent Index No.: 12-25-426-018-0000 and 12-25-426-019-0000

Commonly Known As: 2500 N. 72nd Court, Unit 1W and P6, Elmwood Park, IL 60707

First American Title
Order # 19720645
278

THIS IS NOT HOMESTEAD PROPERTY.

SUBJECT TO: GENERAL TAXES FOR THE YEAR 2001 AND SUBSEQUENT YEARS, 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 REAL ESTATE, TERMS PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS; PUBLIC AND UTILITY EASEMENTS INCLUDING ANY EASEMENT ESTABLISHED BY OR IMPLIED BY THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; PARTY WALL RIGHTS AND AGREEMENTS; LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; INSTALLMENTS DUE AFTER THE DATE OF CLOSING OF GENERAL ASSESSMENTS ESTABLISHED PURSUANT TO THE DECLARATION OF CONDOMINIUM.

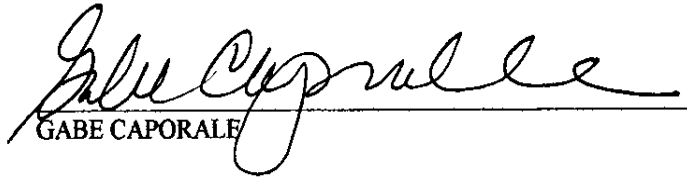
Grantor also hereby grants to the grantee, their successors and assigns, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and grantor reserves to himself, his successors and assigns, 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.

The tenant of the unit failed to exercise the option to purchase the subject unit.

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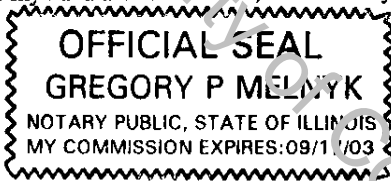
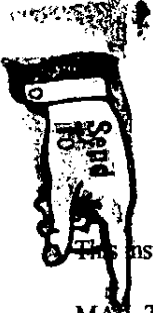
DATED this 17th day of October, 2001.

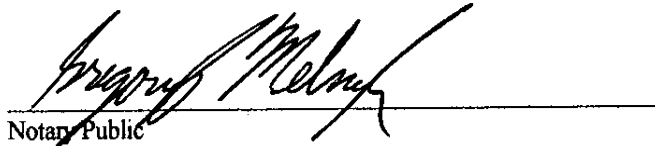

GABE CAPORALE

State of Illinois)
) SS
County of Cook)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that GABE CAPORALE, 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 17th day of October, 2001.




Notary Public

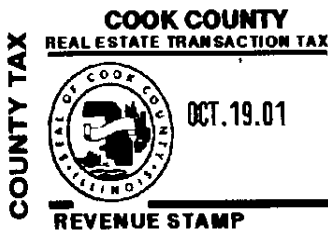
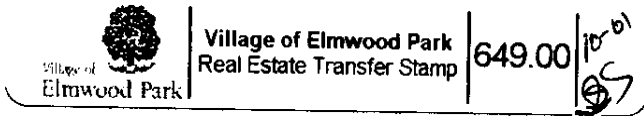
This instrument was prepared by: GREGORY P. MELNYK, 1111 South Boulevard, Oak Park, IL 60302

MAIL TO:

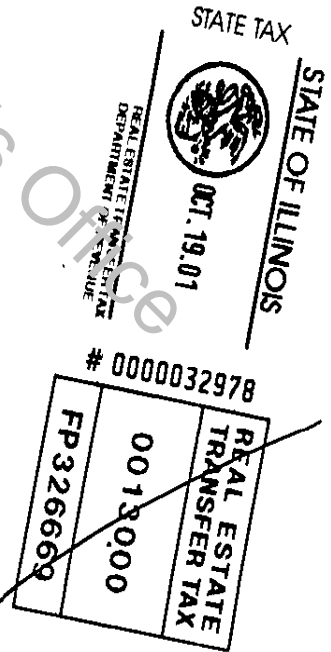
Gregory G. Castaldi
5521 N. Cumberland Ave., Ste. 1109
Chicago, Illinois 60656

SEND SUBSEQUENT TAX BILLS TO:

Robert J. Ferris
2500 N. 7th Ct., Unit 1 W
Elmwood Park, IL 60707



REAL ESTATE TRANSFER TAX
00065.00
FP326670



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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAIN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION RECITED AND STIPULATED AT LENGTH HEREIN

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City of Cook County Clerk's Office