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2001-12-10 11:40:58

Cook County Recorder

23.50

PT-01-33248

182

WARRANTY DEED  
JOINT TENANTS  
Statutory (ILLINOIS)  
(Individual to Individual)



0011162854

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 Jerry R. Spilotro, Jr. and Jerry R. Spilotro, Sr., of 1826 South Home Avenue, Berwyn, Illinois 60402, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1: UNIT 201 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-5, 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 for the year ~~2000~~ 2001 and subsequent years; special assessments confirmed after this contract date; building, building line and use or occupancy restrictions, conditions, and covenants of record; zoning laws and ordinances; easements for public utilities; drainage ditches, feeders, laterals and drain tile, pipe or other conduit; party walls, party wall rights and agreements; covenants, conditions and restrictions of record; terms, provisions, covenants and conditions of the declaration of condominium, if any, and all amendments thereto; any easements established by or implied from the said declaration of condominium or amendments thereto, if any; limitation; and conditions imposed by the Illinois Condominium Property Act, if applicable; installments due after the date of closing and easements established pursuant to the declaration of condominium.

Permanent Index Number: 15-13-431-014-0000 Volume 164.

Property Address: 1101 South Harlem Avenue, Unit 201, Forest Park, Illinois 60130

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

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

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. TO HAVE AND TO HOLD said premises, not as Tenants in Common, but as JOINT TENANTS, FOREVER.

Dated this 21<sup>ST</sup> day of November, 2001.

Fox Partners, L.P.

By: Michael Fox

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State of Illinois  
County of Cook(ss)

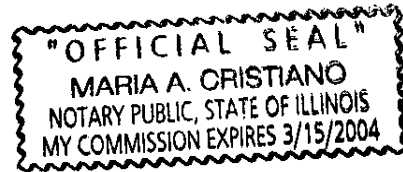
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Fox, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and 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 21<sup>ST</sup> day of November, 2001.

Commission expires 3-15-2004

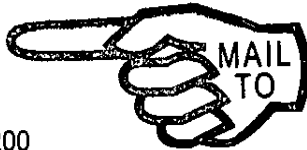
Maria A. Cristiano  
Notary Public



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

Mail To:

L. Kulinsky  
Attorney at Law  
395 East Dundee Road #200  
Wheeling, IL 60090



Send Subsequent Tax Bills To:

Spilotro  
1101 S. Harlem #201  
Forest Park, IL 60130

OR

Recorder's Office Box No.: \_\_\_\_\_

