

# UNOFFICIAL COPY



Chicago Title Insurance Company  
**WARRANTY DEED  
ILLINOIS STATUTORY**

0020249235

2239/0053 45 001 Page 1 of 4  
2002-03-05 09:55:33  
Cook County Recorder 27.00



C.T.I./K  
7985496  
22016597  
(OFF)

THE GRANTOR(S), 615-617 South Boulevard, LLC, of the Village of Forest Park, County of Cook, State of Illinois for and in consideration of Two Hundred Fifty Nine Thousand and Seventy Nine Dollars and 96/100 in hand paid, CONVEY(S) and Warrant(s) to David L. Kinney *SINGLE* (GRANTEE'S ADDRESS) 617 South Boulevard, Oak Park, Illinois 60302 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof  
See Exhibit 'B'

**SUBJECT TO:** covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements, general taxes for the year 2001 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s)

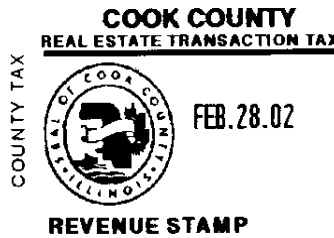
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-07-402-008-0000, 16-07-402-009-0000  
Address(es) of Real Estate: 617 South Boulevard, Unit H, Oak Park, Illinois 60302

Dated this 27<sup>th</sup> day of February, 2002

615-617 South Boulevard, LLC  
By: *Gregory A. Paulus*  
Gregory A. Paulus  
Managing Member

Attest \_\_\_\_\_  
\_\_\_\_\_



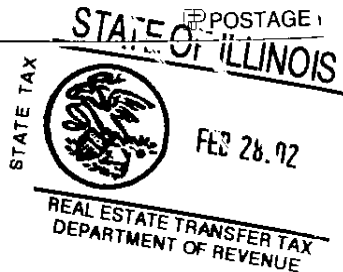
REAL ESTATE TRANSFER TAX
00130.00
FP 102802

# 0000023975



REAL ESTATE TRANSFER TAX
02080.00
FP 102801

# 000001413



REAL ESTATE TRANSFER TAX
00260.00
FP 102808

# 0000023910

BOX 333-CTT

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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, CERTIFY THAT  
Gregory A. Paulus  
personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 27 day of February, 2002



[Signature] (Notary Public)

**Prepared By:** Gregory A. Paulus  
7628 Madison Street  
Forest Park, Illinois 60130

**Mail To:**

~~Robert S. Andrew~~  
~~6817 West North Avenue~~  
~~Oak Park, Illinois 60302~~

Richard A. Brown, Esq.  
PO Box 1303  
Lisle, IL 60532-7303

**Name & Address of Taxpayer:**

David L. Kinney  
617 South Boulevard, Unit H  
Oak Park, Illinois 60302

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EXHIBIT 'A'

## Legal Description

UNIT NUMBER 617-H IN SOUTH BOULEVARD GARDENS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 4 AND 5 IN BLOCK 1 IN BLACKSTONE ADDITION TO OAK PARK, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDAN, LYING NORTH OF THE SOUTH 19.50 CHAINS THEREOF, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 5, 2002 AS DOCUMENT NUMBER 0020147461; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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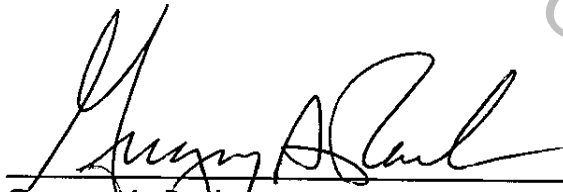
Exhibit 'B'

**ADDENDUM TO WARRANTY DEED  
FOR  
617 South Boulevard, Unit H**

THE TENANT OF THE UNIT HAD NO 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."



Gregory A. Raulus  
Managing Member  
615-617 SOUTH BOULEVARD, LLC

20249235

County Clerk's Office