UNOFFICIAL C 0020286208 2002-03-13 10:44:20

Cook County Recorder

25 50

WARRANTY DEED

THE GRANTOR, Burton Passive Income VII Limited Partnership, an Illinois Limited Partnership, of the City of Schaumburg, Cook County, Illinois, for and in consideration of Ten and 00/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, conveys and warrants to Moses Green, a single person, and Maija Howard, as single person, of Chicago, Illinois, not as Tenants in Common, but as Joint Tenants, While following described real estate, to with



See legal description attached

Subject to covenants, easements and restrictions of record, the Condominium Property Act, the Declaration of Condominium recorded September 22, 2000 as Document 00740778, and amended by Document No. 0010090629, recorded February 2, 2001, partywall and building line. Subject to general real estate taxes for 2001 and subject upon the condominium Property Act, the Declaration of Co

Grantor also hereby grants to the Grantee, their 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, as amended; and Grantor reserves to itself, its successors and assigns as the rights and easements set forth in said Declaration, as amended, for the benefit of the remaining property described therein. This Peed is subject to all easements, covenants, conditions, restrictions and reservations contained in said Declaration, as amended, the same as though the provisions of said Declaration, as amended, are recited and stipulated at length herein.

The tenant to the unit waived or failed to exercise the option to purchase the subject unit.

PERMANENT REAL ESTATE INDEX NUMBER: 24-18-201-026-1059

Situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

BURTON PASSIVE INCOME VII, LIMITED PARTNERSHIP, an Illinois Limited Partnership Dated this 25th day of February 2002.

By:_____(SEAL)

Lawrence B. Irwin, President
Burton Financial Management Associates, Inc., General Partner 1st AMERICAN TITLE order # AC 9 7100 58

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UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 Lawrence B. Irwin, President, Burton Financial Management Associates, Inc., General Partner, is 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 for the including the release and waiver of the right of homestead.

Given under my hand and official seal this 25th day of February 2002.

My commission expires

5/9/05

NOTARY PUBLIC

"O' FICIAL SEAL"
LYNN M. HERVEY
Notary Public, Stale of Illinois
Gommission Exp. 55 05 05 05

My Golffinission Expires 05/09/05

The property address is: 10324 South Ridge target exercise, Unit 203, Chicago Ridge, IL 60415

Mail Deed to:

Carl A. Walker

Attorney at Law

120 W. Madison St., Suite 9

Chicago, IL 60602

Mail Tax Bill to:

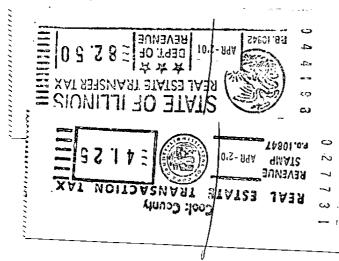
Moses Green and Maija Howard

10324 S. Ridgeland Ave.

Unit 203

Chicago Ridge, IL 60415

THIS DOCUMENT WAS PREPARED BY: Allen S. Gabe, 931 N. Plum Grove Road, Schaumburg, Illinois 60173 (847) 706-9630



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Trype of Recording Jurisdiction

of COOK

[Name of Recording Jurisdiction]:

UNIT 203 IN BUILDING 10320-10324 IN RIGDE STATION CONDOMINIUM, DELINERTED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF IN HILLCREST APARTMINIS SUBDIVISION, BEING A SUBDIVISION LOCATED IN SECTION 18, TOWNSHIP 2' NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECEDED SEPTEMBER 22, 2000 AS DOCUMENT 00740778, IN COOK COUNTY, ILLINOIS, TOGETHER

Y INSTRUME.
O: WELLS FARC.
65137

which currently.

[City], Illinois 60415 THIS IS A PURCHASE MONEY SECURITY INSTRUMENT. TAX STATEMENTS SHOULD BE SENT TO: WELLS FARGO HOME MORTGAGE, INC., P.O. 503065137 BOX 5137, DES MOINES, IA

Parcel ID Number: 2418201015;016 10324 S. RIDGELAND UNIT#203

CHICAGO RIDGE

which currently has the address of

[Zip Code]