



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY**

UNOFFICIAL COPY

0020231246
2143/0278 20 001 Page 1 of 4
2002-02-27 14:42:34
Cook County Recorder 27.00



0020231246

THE GRANTOR(S), 417-425 South Wisconsin Avenue, LLC, of the Village of Forest Park, County of Cook, State of Illinois for and in consideration of Eighty Nine Thousand and 00/100 in hand paid, CONVEY(S) and Warrant(s) to Carl G. DeSanti (GRANTEE'S ADDRESS) 2247 South 2nd Avenue, North Riverside, Illinois 60546 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): 16-07-322-031-0000
Address(es) of Real Estate: 423 South Wisconsin Avenue, Unit 2W, Oak Park, Illinois 60302

Dated this 19th day of February, 2002

417-425 South Wisconsin Avenue, LLC

By: Gregory A. Paulus
Managing Member

STATE OF ILLINOIS	
STATE TAX	FEB. 25.02
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	
# 000027000	0008800
	FP 102808

Attest _____

1081
C.T.I./W
07185812
22012840



FEB. 6.02

# 0000001363	REAL ESTATE TRANSFER TAX
	0070400
	FP 102801

BOX 333-CT

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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 19th day of FEBRUARY, 2002

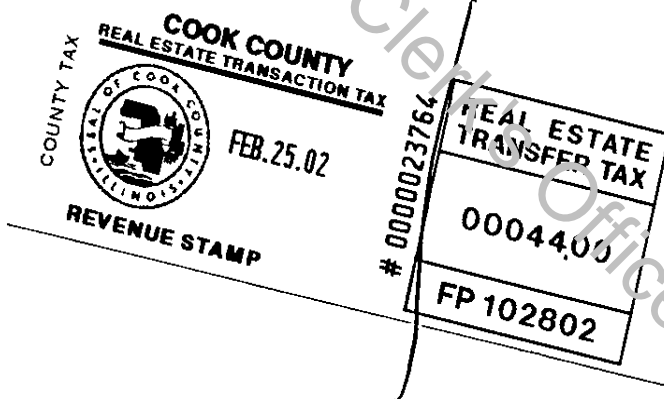


(Notary Public)

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

Mail To:
Jess E. Forrest
4970 North Harlem
Harwood Heights, Illinois 60706

Name & Address of Taxpayer:
Carl G. DeSanti
2247 South 2nd Avenue
North Riverside, Illinois 60546



UNOFFICIAL COPY

EXHIBIT A

20231246

Legal Description

UNIT NO. 423-2W IN THE WISCONSIN WINDINGS CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 15 FEET OF THE NORTH 1/2 OF LOT 49 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE SOUTH 1/2 OF SAID LOT 49 AND ALL OF LOT 54 AND THE NORTH 12 FEET OF LOT 55 IN SAID SCOVILLE AND NILES SUBDIVISION, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 7, 2002 AS DOCUMENT NO. 0020159529, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office

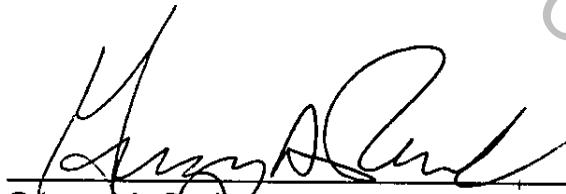
Exhibit 'B'

**ADDENDUM TO WARRANTY DEED
FOR
423 SOUTH WISCONSIN AVENUE, UNIT #2W**

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 THROUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."



Gregory A. Paulus
Managing Member
417-425 South Wisconsin Avenue, LLC

County Clerk's Office