

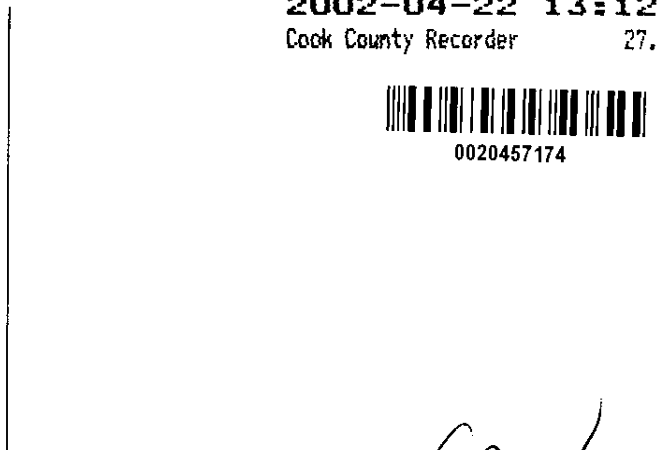
UNOFFICIAL COPY 0020457174

3286/0283 45.001 Page 1 of 4
2002-04-22 13:12:06
Cook County Recorder 27.00



0020457174

8022082-0
1002



[Handwritten Signature]

WARRANTY DEED

The Grantor, **OAK PARK AVENUE ASSOCIATES, L.P.** an Illinois limited liability company, 8231 West 185th Street, Tinley Park, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the General Partner of said limited partnership, **CONVEYS** and **WARRANTS** to **DALE T. MIKOLS AND SHEYI L. GERACI**, the following real estate situated in the County of Cook and State of Illinois, to wit: **AS JOINT TENANTS**

SEE EXHIBIT A, ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 6607 Pine Lake Drive, Unit 2, Tinley Park, Illinois 60477

Property Identification Number: 31-06-202-008-0000
31-06-202-019-0000

Subject to: SEE EXHIBIT B, ATTACHED HERETO AND MADE A PART HEREOF

THIS IS NOT HOMESTEAD PROPERTY

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its General Partner, this 15th day of April, 2002.

OAK PARK AVENUE ASSOCIATES, L.P. an Illinois limited liability company

By: Curran Enterprises, L.L.C., its General Partner

By: *Thomas M. Curran*

BOX 333-CTI

72074964

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Thomas M. Curran, Jr., a manager of Curran Enterprises, L.L.C., 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 and delivered said instrument as his own free and voluntary act as the free and voluntary act of said entity for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 15th day of April, 2002.



Gail M. Linhart

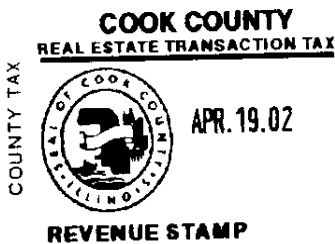
NOTARY PUBLIC

20457174

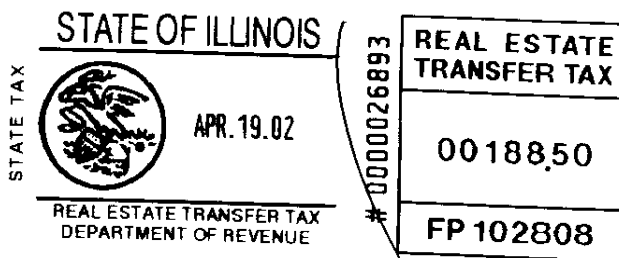
This Instrument Prepared By: Barbara Condit Canning
Burke, Warren MacKay & Serritella, P.C.
330 North Wabash, 22nd Floor
Chicago, Illinois 60611

Send Subsequent Tax Bills To: Oak Park Avenue Associates, L.P.
8231 West 185th Street
Suite 300
Tinley Park, Illinois 60477

Return Recorded Deed To: Dale T. Mikols
Sheryl L. Geraci
6607 Pine Lake Drive
Unit 2
Tinley Park, Illinois 60477
Ronald Campbell
2940 W. 95th ST.
Evergreen Park, IL
60805



# 0000026973	REAL ESTATE TRANSFER TAX
	00094.25
	FP 102802



# 0000026893	REAL ESTATE TRANSFER TAX
	00188.50
	FP 102808

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL 1:

Lot 26 - Unit 2 in West Point Meadows Unit 5, being a subdivision of part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and part of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, lying North of the Indian Boundary Line, according to the plat thereof recorded April 5, 2002 as Document No. 0020392800 in Cook County, Illinois.

PARCEL 2:

Easement appurtenant to and for the benefit of Parcel 1 as created by the Declaration of Covenants and Restrictions and Easements recorded as Document No. 99940254, as amended from time to time, and shown on the plat recorded as Document No. 20392800 as Out Lot H.

Property Address: 6607 Pine Lake Drive
Unit 2
Tinley Park, Illinois

Tax Identification Number: 31-06-202-008-0000
31-06-202-019-0000

20457174

UNOFFICIAL COPY

EXHIBIT B

- (i) Declaration of Covenants, Conditions and Restrictions for WEST POINT MEADOWS COMMUNITY ASSOCIATION ("Declaration") recorded with the Cook County Recorder of Deeds on October 5, 1999 as Document No. 99940254 as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for WEST POINT MEADOWS COMMUNITY ASSOCIATION, recorded with the Cook County Recorder of Deeds on February 25, 2000 as Document No. 00141114 ("Declaration");
- (ii) Applicable zoning, planned development and building laws and ordinances and other ordinances of record;
- (iii) Covenants, conditions, agreements, building lines and restrictions of record;
- (iv) Easements to any municipality and public utility easements and easements recorded prior to closing, including those established by or implied from, the Declaration or any amendments thereto;
- (v) If any, rights of the public, the municipality and adjoining contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water detention basins located in or serving the property;
- (vi) All roads and highways, if any;
- (vii) General real estate taxes not yet due and payable, and
- (viii) Title objections caused by Grantee or anyone claiming through Grantee.

20457174