

WARRANTY DEED

**Tenancy by the Entirety
Illinois Statutory
(Individual to Individual)**



THE GRANTOR(S), **MARY H. MANONI, A Single Person**, of the City of St. Charles, County of Kane, State of Illinois, for and in consideration of TEN AND NO/100'S DOLLARS (\$10.00) and other good and valuable consideration, in hand paid, CONVEY(S) AND WARRANT(S) to **ROBERT F. RUNDLE JR. AND ADELANA K. RUNDLE, Husband and Wife**, of 229 S. Oak Park Avenue Apt. 1S, Oak Park, Illinois, not as Tenants in Common or as Joint Tenants, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes accrued, but not yet payable at the time of closing, special assessments confirmed after date of contract (February 27, 2002), building set-back lines and use or occupancy restrictions, covenants, conditions and restrictions of record provided they are not violated nor contain a reverter or the right of re-entry, zoning laws and ordinances, easements for public utilities, provided they do not underlie existing improvements except fences and portable sheds, drainage ditches, feeders, laterals and drain tile, pipe or other conduit; party walls, party wall rights and agreements, terms, provisions, covenants and conditions of the Declaration of Condominium, if any, and all amendments thereto; any easement established by or implied from the said Declaration of Condominium or amendments thereto, if any; limitations and conditions imposed by the Illinois Condominium Property Act, and if applicable, installments of assessments due after the date of closing.

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 in tenancy in common or in joint tenancy, but in Tenancy By the Entirety, forever.

Permanent Index No.: 16-07-212-010-1040 and 16-07-212-010-1125

Address of Real Estate: 226 N. Oak Park Avenue, Unit 1N, Oak Park, Illinois 60302

10x2 J.C.T.I./W
JK 622690
22025847

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P

BOX 333-CTI


UNOFFICIAL COPY

20407180

Property of Cook County Clerk's Office

STATE TAX

STATE OF ILLINOIS




APR -5.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00150.00 |
| FP 102808 |

0000026073

MAR. 19.02




Oak Park

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 01200.00 |
| FP 102801 |

0000001487

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. -5.02

REVENUE STAMP

| |
|--------------------------|
| REAL ESTATE TRANSFER TAX |
| 00075.00 |
| FP 102802 |

0000026146

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DATED this 25th day of March, 2002.

Mary H. Manoni

MARY H. MANONI

State of Illinois)
) ss.
County of Kane)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Mary H. Manoni**, a single person, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed and delivered the said instrument as her 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 25th day of March, 2002.

Margaret A. Orland

Notary Public

"OFFICIAL SEAL"
Margaret A. Orland
Notary Public, State of Illinois
My Commission Exp. 07/31/03

This instrument was prepared by:
Attorney James F. Cooke
215 W. Illinois Street
St. Charles, Illinois 60174

MAIL TO:

Attorney Stephen Dixon
946 S. Oak Park Avenue
Oak Park, IL 60304

SEND SUBSEQUENT TAX BILLS TO:

Mr. and Mrs. Robert F. Rundle Jr.
226 N. Oak Park Avenue, Unit 1N
Oak Park, IL 60302

20407180

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LEGAL DESCRIPTION ATTACHMENT

PIN # 16-07-212-010-1040 AND
PIN # 16-07-212-010-1125

Property Commonly Known as: 226 N. Oak Park Avenue, Unit 1N
Oak Park, IL 60302

UNIT 1N AND P.15, IN SANTA MARIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND 3 IN OWNER'S SUBDIVISION OF THE WEST 223.5 FEET AND THE SOUTH 10 FEET OF THE EAST 54.1 FEET OF THE WEST 277.6 FEET OF LOT 3 AND THE WEST 277.6 FEET OF LOT 2 (EXCEPT THE SOUTH 115 FEET OF THE EAST 81.6 FEET OF THE WEST 261.6 FEET OF SAID LOT 2) OF JAMES W. SCOVILLE'S SUBDIVISION OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A", TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96402515, AND AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED JUNE 3, 1996 AS DOCUMENT NUMBER 96418417, TOGETHER WITH THE PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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