

UNOFFICIAL COPY

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3694/0210 27 001 Page 1 of 4
2002-05-09 12:24:42
Cook County Recorder 27.00



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Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY



0020532248

C.T.I./W

17985488

22035908

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 Three Hundred Thirty Seven Thousand Four Hundred Seventy Six and 07/100 in hand paid, CONVEY(S) and Warrant(s) to December D. Unabia and Santina M. Unabia, HUSBAND and WIFE, Not as tenants* (GRANTEE'S ADDRESS) 615 South Boulevard, Unit A, 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: *in common, NOT as joint tenants, but as TENANTS BY THE ENTIRETY.

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

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

SUBJECT TO: 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): 16-07-402-009-0000
Address(es) of Real Estate: 615 South Boulevard, Unit A, Oak Park, Illinois 60302

Dated this 29th day of April, 2002

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

Attest _____



APR. 24 2002

# 0000001638	REAL ESTATE TRANSFER TAX
	0270400
	FP 102801

BOX 333-CTI

4

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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 29 day of April, 2002

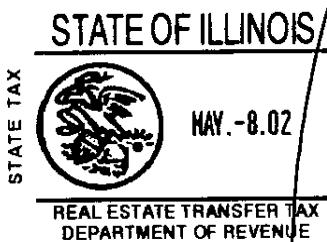


[Handwritten Signature]
(Notary Public)

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

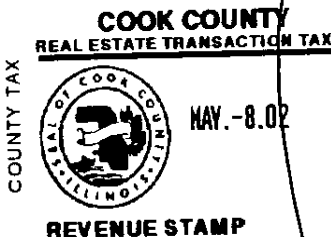
Mail To: ~~December D. Unabia and Santina M. Unabia~~ CAROL L. MARTIN
~~615 South Boulevard, Unit A~~ 4721 WOODARD AV
~~Oak Park, Illinois 60302~~ WESTERN SPRINGS IL 60558

Name & Address of Taxpayer:
December D. Unabia and Santina M. Unabia
615 South Boulevard, Unit A
Oak Park, Illinois 60302



REAL ESTATE TRANSFER TAX
0033800
FP 102808

0000028175



REAL ESTATE TRANSFER TAX
0016900
FP 102802

0000028263

UNOFFICIAL COPY**EXHIBIT "A"****Legal Description**

UNIT NUMBER 615-A 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
615 South Boulevard, Unit A**

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. Paulus
Managing Member
615-617 SOUTH BOULEVARD, LLC

County Clerk's Office