

UNOFFICIAL COPY

0020668224

45/0204 45 001 Page 1 of 3
2002-06-14 10:11:21
Cook County Recorder 25.00

WARRANTY DEED

Statutory (Illinois)

MAIL TO: John E. Partelow
820 W. Jackson Blvd., Ste. 300

Chicago, IL 60607

NAME & ADDRESS OF TAXPAYER:

Peter Draus
120 West Chicago Avenue
Unit A
Chicago, IL 60302



RECORDER'S STAMP

THE GRANTOR (S) Thomas Draus

of the City of Chicago County of Cook State of Illinois

for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS

and other good and valuable considerations in hand paid.

CONVEY AND WARRANT to Peter^M Draus and Dawn^M Draus, his wife
as as tenants by the entireties and not as tenants in common or joint tenants

Grantee's Address City State Zip

all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Legal Description

STATE TAX

STATE OF ILLINOIS

JUN. 12. 02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000030330

REAL ESTATE TRANSFER TAX
0018100
FP 102808

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUN. 12. 02

REVENUE STAMP

REAL ESTATE TRANSFER TAX

0009050

FP 102802

0000030428

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 16-05-324-024-0000

Property Address: Unit A, 120 West Chicago Ave., Oak Park, IL

DATED this 12th day of June xx 2002.

Thomas Draus (SEAL) _____ (SEAL)

Thomas Draus

_____ (SEAL) _____ (SEAL)

_____ (SEAL) _____ (SEAL)

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

BOX 333-CT

Primmer
71
G# 7996884

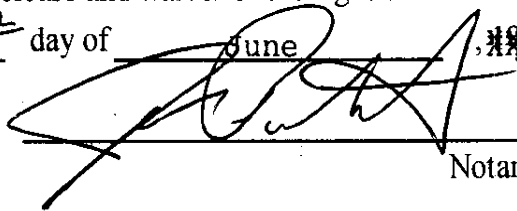
UNOFFICIAL COPY

STATE OF ILLINOIS }
County of Cook } ss

12/20/01

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas Draus personally known to me to be the same person(s) whose name is/are 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, as such Guardian, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 12th day of June, 2002


Notary Public

My commission expires on _____, 19____

20668224



COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 31-45, REAL ESTATE TRANSFER TAX LAW
DATE: _____

NAME AND ADDRESS OF PREPARER :

John E. Partelow, Esq.
820 W. Jackson Blvd., Ste. 300
Chicago, IL 60607

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

TO REORDER PLEASE CALL
X679822492404X

WARRANTY DEED
Statutory (Illinois)
FROM
TO

UNOFFICIAL COPY

LEGAL DESCRIPTION

UNIT A, AND P7 AND P8 IN THE 120 WEST CHICAGO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE EAST 75 FEET OF THE WEST 153 FEET OF LOT 3 IN BLOCK 10 IN JOHN JOHNSON JR.S ADDITION TO AUSTIN, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, 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 00 20657163, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

SUBJECT ONLY TO THE FOLLOWING:

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.

THE TENANT OF UNIT A HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL



Oak Park

JUN. 10. 02

0000001862

REAL ESTATE TRANSFER TAX
0144800
FP 102801

20668224