

UNOFFICIAL COPY

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07/09/0026 54 001 Page 1 of 2
2002-07-09 11:15:37
Cook County Recorder 23.50

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

PT - 02-40782 10/3

THE GRANTORS, Fox Partners, L.P., of Oak Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Henry L. Garcia, of 9230 Hamilton Court, Des Plaines, Illinois 60016, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

unmarried, and Gloria N. Garcia, a married woman

UNIT 920-2 IN GARFIELD TERRACE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, AND 10 IN BLOCK 2 IN SWIGART'S SUBDIVISION OF LOT 5 AND THE WEST 33 FEET OF LOT 6 IN THE SUBDIVISION OF SECTION 18 (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4) IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 15, 2001, AS DOCUMENT NUMBER 0010957022, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

*not as tenants in common, but as joint tenants

Subject To: General taxes for the year 2001/2002 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) nor prohibit present use of property, if any.

Permanent Index Number: 16-18-405-001-0000 Volume 145.
Property Address: 920-2 Wesley, Oak Park, Illinois 60304.

Note: The tenant of said unit has either waived or failed to exercise the 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.
TO HAVE & TO HOLD SAID PREMISES, NOT ASTENANTS IN COMMON, BUT IN JOINT TENANCY FOREVER.

Dated this 19th day of JUNE, 2002.

Fox Partners, L.P.
By: R. P. Fox & Associates, Inc., its General Partner

02-40782 1/3
PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

By: 
Michael Fox, Vice President

UNOFFICIAL COPY

20750925

State of Illinois
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Fox, personally known to me to be the Vice-President of R.P. Fox & Associates, Inc., an Illinois corporation, and 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 as such Vice-President, signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Officers of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal

this 19th day of June, 2002.

Commission expires 3-15-2004

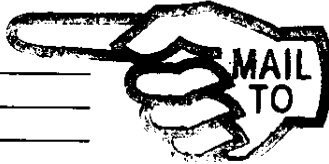


Maria A. Cristiano
Notary Public

This instrument was prepared by: Pellegrini and Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

JEFFREY S. HARRIS
1701 S. 1ST AVE #308
MAYWOOD IL 60153



Send Subsequent Tax Bills To:

Henry Garcia
920-2 South Wesley
Oak Park, IL 60304

OR

Recorder's Office Box No.: _____



JUN. 19. 02

| | |
|--------------|--------------------------|
| # 0000001917 | REAL ESTATE TRANSFER TAX |
| | 01272.00 |
| | FP 102801 |

STATE TAX

STATE OF ILLINOIS

JUL. -3.02

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

| | |
|--------------|--------------------------|
| # 0000041371 | REAL ESTATE TRANSFER TAX |
| | 00158.50 |
| | FP326669 |

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JUL. -3.02

REVENUE STAMP

| | |
|--------------|--------------------------|
| # 0000081834 | REAL ESTATE TRANSFER TAX |
| | 00079.25 |
| | FP326670 |