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WARRANTY DEED

UNOFFICIAL COPY

0020715604

4743/0089 53 001 Page 1 of 3

2002-06-27 13:38:45

Cook County Recorder 25.50



0020715604

JOHN STELTON, of Berkeley, Illinois, ROBIN TOWNER, of Riverside, Illinois, and PATRICIA FOREMAN, of Oak Park, Illinois, as heirs of FRANK STELTON, Grantors, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, CONVEY and WARRANT, to MARIJO PEHAR of 417 Thatcher Av., River Forest, IL, Grantee,

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

Unit 405-45 in Wesley Terrace Condominium, as delineated on a survey of the following described real estate:

Parcel 1: Lot 3, 4, 5, 6 and 7 in Ballard's Subdivision of Block 5 in Ogden and Jones' Subdivision of the southwest quarter of the southeast quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

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Parcel 2: Lot 16 in the resubdivision of Lots 8 to 15 in Ballard's Subdivision of Block 5 in Ogden and Jones' Subdivision of the southwest quarter of the southeast quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian.

which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document number 25764450 as amended from time to time together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PIN: 16-07-419-028-1038

ADDRESS: 415 Wesley, Unit 45, Oak Park, IL

TO HAVE AND TO HOLD the said Real Estate forever, SUBJECT TO: taxes not yet due and payable; all easements, covenants and restrictions of record; public and utility easements; existing leases and tenancies; special government taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2001 and subsequent years; the grantees' mortgage or trust deed, if any; and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, Grantors have executed this Warranty Deed as of June __, 2002.

Patricia Foreman

Patricia H. Foreman

Robin Towner

Robin Towner

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John Stelton
John Stelton

20715604

MAIL TO

This instrument was prepared by: Bradley H. Foreman 630 Dundee Road, Suite 120 Northbrook, Illinois 60062	After recording mail to: JOHN TROESTRUP, ESQ. 1140 LAKE STREET, SUITE 300 OAK PARK, IL 60451	Send subsequent tax bills to: MARINO BEHAR 417 THATCHER RIVER FOREST, IL 60305
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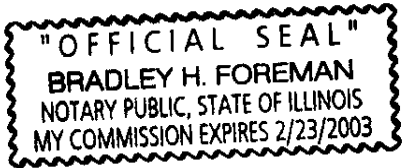
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Robin Towner, John Stelton and Patricia Foreman personally known by me to be the same persons whose names 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.

Given under my hand and official seal, this 26th day of June, 2002.

Commission Expires: _____

John Stelton
Notary Public



Cook County REAL ESTATE TRANSACTION TAX
REVENUE STAMP APR-2'01 P.C. 10847 \$ 32.50

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
REVENUE STAMP APR-2'01 P.C. 10842 \$ 65.00

047598

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EXHIBIT "A"

LEGAL DESCRIPTION

20715604

Address: 415 S. Wesley, Unit 45, Oak Park, Illinois 60302

P.I.N.: 16-07-419-028-1038

Unit 405-45 in Wesley Terrace Condominium, as delineated on a survey of the following described real estate:

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Parcel 2: Lot 16 in the resubdivision of Lots 8 to 15 in Ballard's Subdivision of Block 5 in Ogden and Jones' Subdivision of the southwest quarter of the southeast quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian,

which survey is attached as exhibit "A" to the Declaration of Condominium recorded as document number 25764450 as amended from time to time together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Property of Cook County Clerk's Office