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2002-08-01 09:24:37
Cook County Recorder 27.00

UNOFFICIAL COPY



Chicago Title Insurance Company
**WARRANTY DEED
ILLINOIS STATUTORY**

C.T.I./W
A8036110
C2059661



Property of Cook County Clerk's Office

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THE GRANTOR(S), 417-425 South Wisconsin, LLC, of the City of Forest Park, County of Cook, State of Illinois for and in consideration of ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED DOLLARS AND .00/100 in hand paid, CONVEY(S) and Warranty to Syed I. Ali (GRANTEE'S ADDRESS) 423 South Wisconsin Unit 1E, 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:

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

See Exhibit "B" attached hereto and made a part hereof.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, party wall rights and agreements

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): 16-07-322-031-0000
Address(es) of Real Estate: 423 South Wisconsin, Unit 1E, Oak Park, Illinois 60302

Dated this 28 day of June, 2002

417-425 South Wisconsin, LLC
By: Gregory A. Paulus
Gregory A. Paulus
Managing Member

3 4 5 7 3 6
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP JUL 18'02
p.s. 11427
65.00

Attest _____

COOK CO. NO. 016
3 1 7 4 4 7
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
JUL 18'02 DEPT. OF REVENUE
130.00
P.B. 10688



JUN. 28. 02

000001989
REAL ESTATE TRANSFER TAX
0104000
FP 102801

BOX 333-CT1

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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 28 day of June, 2002



[Signature] (Notary Public)

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

Mail To:
Amy Ketchum
524 S. Kenilworth
Oak Park IL. 60304-1128

Name & Address of Taxpayer:
Syed I. Ali
423 South Wisconsin, Unit 1E
Oak Park, Illinois 60302

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EXHIBIT 'A'

Legal Description

UNIT NUMBER 423 - 1E AND P12 A IN THE WISCONSIN WINDINGS CONDOMINIUM , AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 15 FEET OF THE NORTH 1/2 OF LOT 49 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE SOUTH 1/2 OF SAID LOT 49 AND ALL OF LOT 54 AND THE NORTH 12 FEET OF LOT 55 IN SAID SCOVILLE AND NILES SUBDIVISION IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 7, 2002 AS DOCUMENT NUMBER 0020159529; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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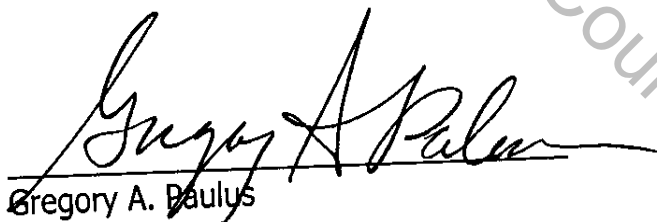
Exhibit 'B'

**ADDENDUM TO WARRANTY DEED
FOR
423 SOUTH WISCONSIN AVENUE, UNIT #1E**

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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
417-425 South Wisconsin Avenue, LLC

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County Clerk's Office