

UNOFFICIAL COPY

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97.9/0.35 05 001 Page 1 of 2
2002-07-31 12:23:05
Cook County Recorder 23.50

Warranty Deed

Statutory (Illinois)

(Individual to Individual)



0020838323

02-0381

THE GRANTOR(S): Brown Street Limited Partnership, an Illinois Partnership, by Silver Moon Properties, Inc. an Illinois Corporation, General Partner of 225 West Hubbard Street, Suite 600, Chicago, Illinois 60601 of the City of Chicago County of Cook State of Illinois for and in consideration of Ten (\$10.00) and No/100-----DOLLARS, and other good and valuable consideration -----in hand paid, CONVEYS and WARRANTS to Diane V. Fly of 938 Washington Blvd., Unit 2W, Oak Park, Illinois 60302, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

2 JW

UNIT NUMBER 1-J IN STATION CLUB TOWNHOUSE CONDOMINIUM, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS AS DEFINED AND DELINEATED IN THE DECLARATION RECORDED AS DOCUMENT 020577634, OF LOT 3 IN BROWN STREET STATION, BEING A RESUBDIVISION OF LOTS 1 AND 2 IN SILVER MOON SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 20, 1995 AS DOCUMENT 96-722111, AND RESUBDIVISION OF PLAT RECORDED AS DOCUMENT 97-833582.

SUBJECT TO: Covenants, conditions, restrictions of record and general real estate taxes for the year 2001 and subsequent years.

P.I.N.: 15-12-400-028-0000

COMMONLY KNOWN AS: 7511 W. Brown Avenue, Unit J, Forest Park, IL 60130

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.

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

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Dated this 26th day of July, 2002.

Thomas J. McCarthy
Thomas J. McCarthy Secretary of
Silver Moon Properties, Inc.

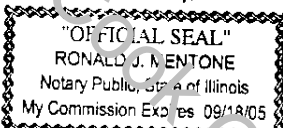
Lawrence M. Silver
Lawrence M. Silver - President of
Silver Moon Properties, Inc.

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 Thomas J. McCarthy, Secretary of Silver Moon Properties, Inc. and Lawrence M. Silver, President of Silver Moon Properties, Inc. personally known to me to be the same persons whose names 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 releases and waiver of the right of homestead.

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

Commission Expires: September 18th, 2005

Ronald J. Mentone
NOTARY PUBLIC - RONALD J. MENTONE



This instrument was prepared by: Ronald J. Mentone, Attorney at Law, 1807 North Broadway, Melrose Park, Illinois 60160

MAIL TO:

Robert E. SENECHALL
7423 W. MADISON STREET
FOREST PARK IL. 60130

ADDRESS OF PROPERTY:

7511 West Brown Avenue
Unit J
Forest Park, Illinois 60130

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE

No. 0190

Kunk 7-25-02
Approved/Date

SEND SUBSEQUENT TAX BILLS TO:

Diane V. Fay
7511 West Brown Ave. Unit J
Forest Park, Illinois 60130

Recorder's Office Box No. _____

FP326660
0026400
TRANSFER TAX
REAL ESTATE

0000042823

STATE TAX

JUL 31 02

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

FP326670
0013200
TRANSFER TAX
REAL ESTATE

0000084121

REVENUE STAMP

JUL 31 02

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX

20838323