

UNOFFICIAL COPY

0020959724

1087/0128 49 001 Page 1 of 2
2002-08-30 12:17:16
Cook County Recorder 23.00

WARRANTY DEED
JOINT TENANTS
Statutory (ILLINOIS)
(Individual to Individual)



THE GRANTORS, MARANI VENTURES, L.L.C., of Forest 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 WILLIAM J. THOMPSON and JANE E. ABBINANTE, of 1751 Heron Avenue, #C, Schaumburg, Illinois 60193, not as Tenants in Common, but as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 3 IN LINCOLN COURT LOFT TOWNHOMES RESUBDIVISION OF LOT 23 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOT 24 IN BRUHN'S SUBDIVISION OF BLOCK 22 (EXCEPT THE SOUTH 68.60 FEET THEREOF) IN RAILROAD ADDITION TO TOWN OF HARLEM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject To: General real estate taxes not due and payable at the time of closing; the townhome documents, including all amendments and exhibit thereto; the declaration of covenants, conditions and restrictions as required by the Village of Forest Park; applicable zoning and building laws and ordinances; acts done or suffered by purchaser or anyone claiming by, through, or under purchaser; easements, agreements, conditions, covenants, and restrictions of record, if any; leases and licenses affecting the common elements or purchaser; liens and other matters of title over which the title insurer as hereinafter defined is willing to insure without cost to purchaser.

Permanent Index Number: 15-12-430-031 V. 163 (affects the underlying land).

Property Address: 220 Des Plaines Avenue, B, Forest Park, Illinois 60130.

02-48428
PRAIRIE TITLE
6021 W. NORTH AVE.
OAK PARK, IL 60302

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD, said premises, not as Tenants in Common, but as Joint Tenants, FOREVER.

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 0217
Kunk 8-9-02
Approved/Date

Dated this 9th day of August, 2002.

MARANI VENTURES, L.L.C.
y: _____
Robert Marani-Member

UNOFFICIAL COPY

Property of Cook County Clerk's Office

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 Robert Marani, personally known to me to be a Member of Marani Ventures, L.L.C., 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 Member, signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal
this 9th day of August, 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:




Gregory L. Smith
Attorney at Law
115 South Marion Street
Oak Park, IL 60302


Send Subsequent Tax Bills To:

Thompson
220 Des Plaines, B
Forest Park, IL 60130

OR

Recorder's Office Box No.: _____

STATE TAX	STATE OF ILLINOIS	# 0000043811	REAL ESTATE TRANSFER TAX
	 AUG. 28. 02		0030150
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP326660

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000086135	REAL ESTATE TRANSFER TAX
	 AUG. 28. 02		0015075
	REVENUE STAMP		FP326670

UNOFFICIAL COPY

Property of Cook County Clerk's Office