

UNOFFICIAL COPY

0020994088

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2002-09-10 13:02:16

Cook County Recorder 26.50



0020994088

Warranty Deed

Statutory (Illinois)

(Individual to Individual)

02-0633

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 Tonya Tracy Peebles of 125 North Humphrey, Apartment 38, Oak Park, Illinois 60302, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

UNIT NUMBER 2-E 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, 1996 AS DOCUMENT 96-722111, AND RESUBDIVISION OF PLAT RECORDED AS DOCUMENT 97833557.

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

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

COMMONLY KNOWN AS: 7505 W. Brown, Unit E, Forest Park, IL 60130

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.

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

2

Dated this 30th day of AUGUST, 2002.

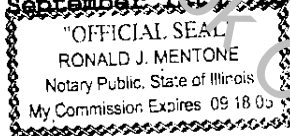
X [Signature]
Thomas J. McCarthy Secretary of
Silver Moon Properties, Inc.

[Signature]
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 30th day of AUGUST, 2002.

Commission Expires: September 14th, 2005



[Signature]
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:

RICHARD K. HOLMDEG
MOSTELLER & HOLMDEG
6725 KIMBERLY
WILLOWBROOK IL 60157

ADDRESS OF PROPERTY:

7505 West Brown
Unit E
Forest Park, Illinois 60130

SEND SUBSEQUENT TAX BILLS TO:

Tonya Tracey Peebles
7505 West Brown
Unit E
Forest Park, Illinois 60130

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 0253
[Signature]
Approved/Date

Recorder's Office

STATE TAX
STATE OF ILLINOIS
SEP. 10.02
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0026350
FP32669

REAL ESTATE TRANSFER TAX
0013175
FP326670

0000087216

REVENUE STAMP
SEP. 10.02
COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX