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2002-09-11 10:36:36
Cook County Recorder 28.50



WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

Above Space for Recorder's use only

THE GRANTOR **MC GINTY DEVELOPMENT, INC.**

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of the sum of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable considerations

_____ in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to (GRANTEE) **PATRICK R. FROIO & DIANE I. FROIO**
(ADDRESS) **14733 South Keeler Avenue, Midlothian, IL 60445**

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

(SEE ATTACHED)

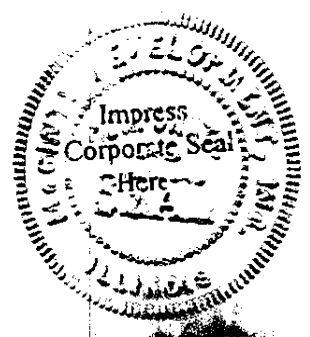
As husband and wife, not as Joint Tenants with rights of survivorship nor as Tenants in Common but as TENANTS BY THE ENTIRETY.

Permanent Real Estate Index Number(s): 28-04-400-015 PIQ+OP 28-04-400-022 28004-400-013
Address(es) of Real Estate: Unit 111, 5118 West Midlothian Turnpike, Crestwood, IL
SUBJECT TO: covenants, conditions and restrictions of record,

Document No.(s) _____; and to General Taxes for 2001 and subsequent years.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, this 25 day of July, 2002.

McGinty Development, Inc. (Name of Corporation)
By: [Signature] President
Attest: [Signature] Secretary



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RECORDER'S OFFICE BOX NO.

(City, State and Zip)

MAIL TO:

Patrick Frolo
Unit III
5118 MIDWINTER TRPK
(Address)
Westwood, IL 60445
(City, State and Zip)

(Address)

(Name)

SEND SUBSEQUENT TAX BILLS TO:

(Name and Address)

William C. Dowd, 7480 West College Drive Suite 103, Palos Heights, IL 60463

NOTARY PUBLIC

Patricia Murdock
day of July 25 1992

Commission expires

Given under my hand and official seal, this 25

corporation, for the uses and purposes therein set forth.

of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said

corporation to be affixed thereto, pursuant to authority given by the Board of Directors

Secretary of said corporation, they signed and delivered the said instrument and caused the corporate seal of said

the same persons whose names are subscribed to the foregoing instrument, appeared before me this day

personally known to me to be

corporation, and Sean Mc Ginty

President of the McGinty Development, Inc.

personally known to

Patrick Mc Ginty

ss. I, the undersigned, a Notary Public in and for the County

Cook

State of Illinois, County of

and State aforesaid, DO HEREBY CERTIFY that

McGinty Development, Inc.

President of the

Sean Mc Ginty

corporation, and

personally known to

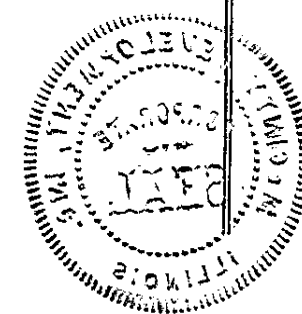
Patrick Mc Ginty

ss. I, the undersigned, a Notary Public in and for the County

Cook

State of Illinois, County of

and State aforesaid, DO HEREBY CERTIFY that



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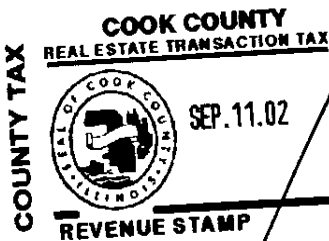
Legal Description

Garage G-13, together with its undivided percentage interest in the common elements in the 5118 Crestpoint Condominiums, as delineated and defined in the Declaration recorded December 19, 2001, as Document #0011207062, in Lot 1 and the South 20 feet of the Easternmost 40 feet of Lot 2 in Crestpoint Phase 1, being a subdivision of part of the West half of the Southeast quarter of Section 4, Township 36 North, Range 13, East of the Third Principal Meridian, according to the Plat recorded as Document No. 0010780745, in Cook County, Illinois.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the subject unit described in Schedule A, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining land described therein.

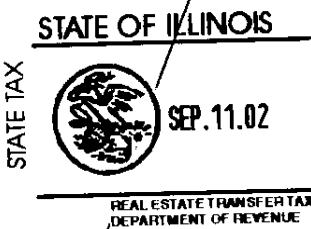
This deed is subject to all rights, easements, covenants, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

The deed is conveyed on the conditional limitation that the percentage of ownership of said grantees in the common elements shall be divested pro tanto and vest in the grantees of the other units in accordance with the terms of said Declaration and any amended Declarations recorded pursuant thereto, and the right of revocation is hereby reserved to the grantor herein the accomplish this result. The acceptance of this conveyance by the grantees shall be deemed an agreement within the contemplation of the Condominium Property Act of the State of Illinois to a shifting of the common elements pursuant to said Declaration and to all the other terms of said Declaration, which is hereby incorporated herein by reference thereto, and to all the terms of each amended Declaration recorded pursuant thereto.



0000087276

REAL ESTATE TRANSFER TAX
00004.00
FP326670



0000043973

REAL ESTATE TRANSFER TAX
00008.00
FP326669

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