



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

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0021093427

253 0 26 45 001 Page 1 of 4
2002-10-04 12:19:06
Cook County Recorder 30.00



C.T.I./W
8053581
22099292

4

THE GRANTOR, 417-425 South Wisconsin Avenue, LLC, 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 TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to Steven Berman ^{S.}
(GRANTEE'S ADDRESS) 932 Pleasant 2R, Oak Park, Illinois 60302

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

See Exhibits A and 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; and general taxes for the year 2001 and subsequent years.

Permanent Real Estate Index Number(s): 16-07-322-031-0000

Address(es) of Real Estate: 417 South Wisconsin Ave, Unit 2E, Oak Park, Illinois 60302

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Managing Member, and attested by its _____ this 30th day of September, 2002.

417-425 South Wisconsin Avenue, LLC

By Gregory A Paulus
Gregory A Paulus
Managing Member



SEP. 27. 02

# 0000002382	REAL ESTATE TRANSFER TAX
	0090400
	FP 102801

BOX 322-07

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STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Gregory A Paulus, personally known to me to be the Managing Member of the 417-425 South Wisconsin Avenue, LLC, appeared before me this day in person and acknowledged that as such Gregory A Paulus and Managing Member he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of September 2002



(Handwritten Signature)

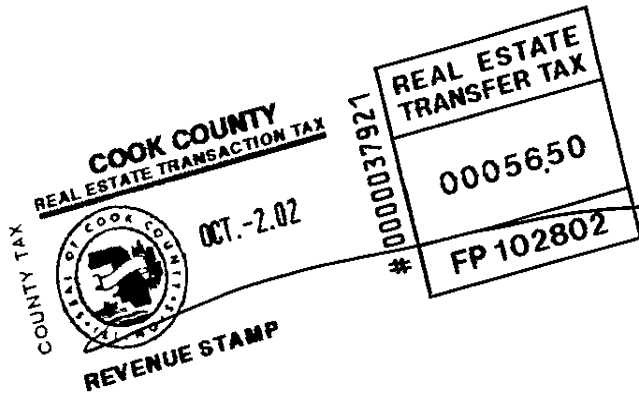
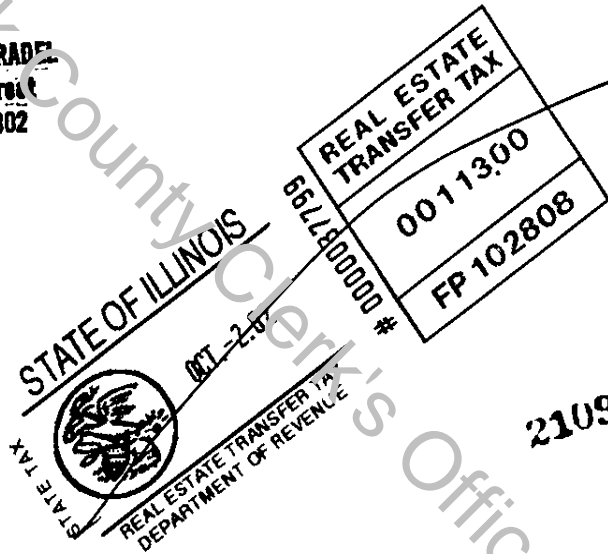
(Notary Public)

Prepared By: Scott C. Haugh
525 Dee Street
Roselle, Illinois 60172

Mail To:
~~Steven Berman
417 South Wisconsin Ave, Unit 2E
Oak Park, Illinois 60302~~

ATTORNEY JOYCE GRADE
115 S. Marlon Street
Oak Park, IL 60302

Name & Address of Taxpayer:
Steven Berman
417 South Wisconsin Ave, Unit 2E
Oak Park, Illinois 60302



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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 417-2E IN THE WISCONSIN WINDINGS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 15 FEET OF THE NORTH $\frac{1}{2}$ 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 $\frac{1}{4}$ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE SOUTH $\frac{1}{2}$ 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.

PIN 16 07 322 031 0000

COMMONLY KNOWN AS: 417 S. WISCONSIN AVE, UNIT 2E, OAK PARK, ILLINOIS

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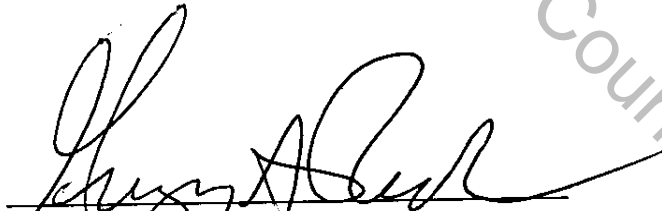
Exhibit 'B'

**ADDENDUM TO WARRANTY DEED
FOR
417 SOUTH WISCONSIN AVENUE, UNIT #2E**

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

"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."



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

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