

WARRANTY DEED

UNOFFICIAL COPY

0021016418

1751/0191 20 001 Page 1 of 3  
2002-09-17 12:17:47  
Cook County Recorder 29.00



Statutory (Illinois)  
MAIL TO: Judy L. DeAngelis  
John E. Partelow  
707 Walter Lane  
820 W. Jackson Blvd., Ste. 300  
Chicago, IL 60607, 60630

NAME & ADDRESS OF TAXPAYER:  
Melissa Rhodes  
120 West Chicago Avenue  
Unit C  
Oak Park, IL 60302

RECORDER'S STAMP

THE GRANTOR (S) Thomas Draus, single  
of the City of Chicago County of Cook State of Illinois  
for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS  
and other good and valuable considerations in hand paid.  
CONVEY AND WARRANT to Melissa Rhodes

Grantee's Address City State Zip  
all interest in the following described Real Estate situated in the County of Cook, in the State of  
Illinois, to wit:

See attached Exhibit "A" for complete legal description



AUG. 21. 02

REAL ESTATE TRANSFER TAX
0232000
# 0000002214 FP 102801

*This is not homestead property*

NOTE: If additional space is required for legal - attach on separate 8-1/2 x 11 sheet.  
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number(s): 16-05-324-024-0000

Property Address: Unit C, 120 West Chicago Ave., Oak Park, IL

DATED this 3rd day of September ~~19~~ 2002.

Thomas Draus (SEAL) \_\_\_\_\_ (SEAL)  
Thomas Draus

\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

**BOX 333-CTI**

NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

8032786 CTI e Ave Lot 8 AP

3  
54

# UNOFFICIAL COPY

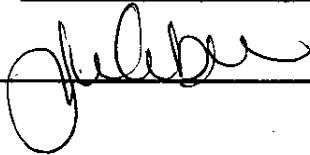
STATE OF ILLINOIS  
County of Cook

} ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Thomas Draus

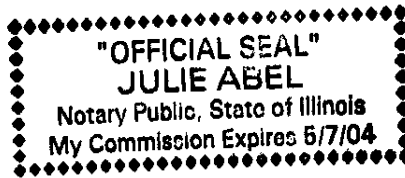
personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, as such Guardian, for the uses and purposes therein set forth, therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 3rd day of September, ~~19~~ 2002

  
\_\_\_\_\_  
Notary Public

My commission expires on \_\_\_\_\_, 19\_\_\_\_

**21016418**  
  
IMPRESS SEAL HERE




COUNTY - ILLINOIS TRANSFER STAMPS

NAME AND ADDRESS OF PREPARER :

John E. Partelow  
820 W. Jackson Blvd., Ste. 300  
Chicago, IL 60607

STATE OF ILLINOIS

STATE TAX  SEP.-6.02

REAL ESTATE TRANSFER TAX	
0029000	
FP 102808	


# 0000036396

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

\*\* This conveyance must contain the name and address of the Grantee for tax billing purposes : (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).

TO REORDER PLEASE CALL  
MID AMERICA TITLE COMPANY  
(708) 249-4041

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX  SEP.-6.02

REVENUE STAMP

REAL ESTATE TRANSFER TAX	
0014500	
FP 102802	

# 0000036513

FROM

Statutory (Illinois)

WARRANTY DEED

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## LEGAL DESCRIPTION

UNIT C, AND P-2 IN THE 120 WEST CHICAGO  
CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING  
DESCRIBED REAL ESTATE:

THE EAST 75 FEET OF THE WEST 153 FEET OF LOT 3 IN BLOCK 10  
IN JOHN JOHNSON JR.S ADDITION TO AUSTIN, A SUBDIVISION OF  
THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39  
NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN  
COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT 0020657163, TOGETHER  
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**21016418**

SUBJECT ONLY TO THE FOLLOWING:

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.

THE TENANT OF UNIT C̄ HAS WAIVED OR HAS FAILED TO EXERCISE  
THE RIGHT OF FIRST REFUSAL