

UNOFFICIAL COPY

0021104908

2217/0131 49 001 Page 1 of 3

2002-10-08 12:55:09

Cook County Recorder 28.50



THIS INSTRUMENT PREPARED
BY AND SHOULD BE RETURNED
TO:

William J. Mitchell
MELTZER, PURTILL & STELLE
LLC
1515 East Woodfield Road
Suite 250
Schaumburg, Illinois 60173-5431
(847) 330-2400

ABOVE SPACE FOR RECORDER'S USE ONLY

WARRANTY DEED

The Grantor, River Forest Condominium Developers, L.L.C., an Illinois limited liability company, of 6767 N. Milwaukee Avenue, Suite 201, County of Cook, State of Illinois for and in consideration of Ten and no/100 Dollars (\$10.00), and other good and valuable consideration receipt of which is hereby acknowledged in hand paid, conveys and warrants to **JOHN E. O'NEILL AND MARGARET T. O'NEILL, 241 Keystone, River Forest, Illinois 60305, as husband and wife, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, Grantee**, the following described real estate situated in the County of Cook in the State of Illinois, to wit:

[See Attached Exhibit A]

THIS DOES NOT CONSTITUTE HOMESTEAD PROPERTY

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 as husband and wife, not as Joint Tenants nor as Tenants in Common but as TENANTS BY THE ENTIRETY forever.

SUBJECT TO: See Exhibit A attached hereto.

[Signature]
01-33867

Permanent Real Estate Index Number(s): See Exhibit A attached hereto

Address(es) of Real Estate: See Exhibit A attached hereto

PRAIRIE TITLE
6821 W. NORTH AVE.
WAK PARK, IL 60302

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Dated this 26th day of July, 2002

GRANTOR:

RIVER FOREST CONDOMINIUM DEVELOPERS, L.L.C., an Illinois limited liability company

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 7/16/02 Amt Paid 363.50

By John R. Thomas
Its MANAGER

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HERBY CERTIFY that John R. Thomas personally known to me to be the Manager of River Forest Condominium Developers, L.L.C., an Illinois limited liability company ("Company"), 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, signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of the Company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 26th day of July, 2002

[Signature]
Notary Public

Commission expires 11/30, 2003

MAIL TO:
F. Pellegrini
6817 NORTH AVE.
OAK PARK, IL. 60302

SEND SUBSEQUENT TAX BILLS TO:
J. O'NEILL
435 WILLIAM (#804)
RIVER FOREST, IL
60301

0021104908 Page 2 of 3

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A

Legal Description

Parcel 1:

UNIT 804 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILLIAM PLACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0010820941 IN THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND THAT PART OF VACATED GARDEN STREET DESCRIBED IN RIVER FOREST ORDINANCE 2850 RECORDED AS DOCUMENT NUMBER 0010791395, IN COOK COUNTY, ILLINOIS

Parcel 2:

EXCLUSIVE USE OF LIMITED COMMON ELEMENT PARKING SPACES P-6 AND P-7 AND STORAGE SPACES S-6, S-7, S-801 AND S-805 AS CONTAINED IN THE DECLARATION RECORDED AS DOCUMENT 0010820941 AS AMENDED FROM TIME TO TIME.

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, aforesaid, and Grantor reserves itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

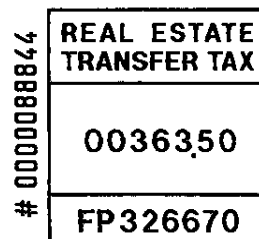
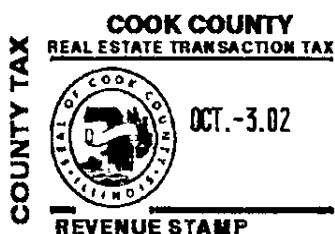
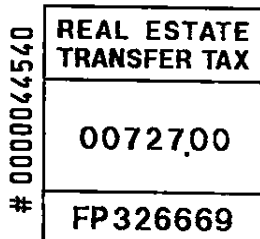
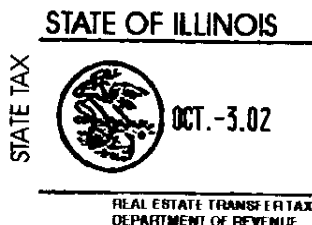
This deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Address of Property: 435 William Street
Unit 804
River Forest, Illinois 60305

PIN: 15-12-220-026;15-12-220-027;15-12-220-033;15-12-220-034

SUBJECT TO: Real estate taxes and installments of special assessments not yet due and payable; the Illinois Condominium Property Act; the Declaration of Condominium Ownership for William Place Condominium; covenants, conditions and restrictions and building lines of record; easements existing or of record; leases of or licenses with respect to portions of the common elements; and acts done or suffered by Grantee.

15074\039\Closing Documents\Exhibit A



UNOFFICIAL COPY

Property of Cook County Clerk's Office