

UNOFFICIAL COPY 0021108438

WARRANTY DEED

2249/0006 49 001 Page 1 of 3
2002-10-09 09:11:36
Cook County Recorder 28.50

Statutory (ILLINOIS)
(Individual to Individual)



THE GRANTORS, Fox Partners, L.P., of Oak Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Kerry A. Bear, of 866 East Carriage Lane, #8, Palatine, Illinois 60074, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

① 02-42826 cp

UNIT 242-3E IN MAPLE COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 22 AND 23 IN BLOCK 4 IN SCOTT LE AND NILES ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 40 ACRES IN SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 27, 2002, AS DOCUMENT NUMBER 0020941367, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject To: General taxes for the year 2001/2002 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reversion) nor prohibit present use of property, if any.

Permanent Index Number: 16-07-308-005-0000 V. 141 (affects underlying land).

Property Address: 242-3E South Maple, Oak Park, Illinois 60302.

Note: The tenant has either waived or failed to exercise the 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.

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

Dated this 19th day of September, 2002.

Fox Partners, L.P.
By: R. P. Fox & Associates, Inc., its General Partner

By: 
Michael Fox, Vice President

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

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0021108438 Page 2 of 3

Property of Cook County Clerk's Office



SEP. 19.02

000002344

REAL ESTATE TRANSFER TAX
0 120800
PP 102801



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 Michael Fox, personally known to me to be the Vice-President of R.P. Fox & Associates, Inc., an Illinois corporation, 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 Vice-President, signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Officers of said corporation, as his 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 19th day of September, 2002.

Commission expires 3-15-2004



Maria A. Cristiano
Notary Public

This instrument was prepared by: Pellegrini and Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

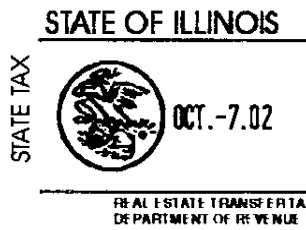
Kathleen McCabe
Attorney at Law
8827 West Ogden Avenue
Brookfield, IL 60513

Send Subsequent Tax Bills To:

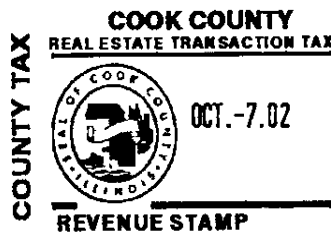
Kerry Bear
242-3E South Maple
Oak Park, IL 60302

OR

Recorder's Office Box No.: _____



REAL ESTATE TRANSFER TAX
0014850
0000044719
FP326669



REAL ESTATE TRANSFER TAX
0007425
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