



Chicago Title Insurance Company

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

10 of 2

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2002-12-23 10:10:32
Cook County Recorder 30.00



C.T.I./W
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THE GRANTOR, 417-25 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 Jana Hafenrichter

(GRANTEE'S ADDRESS) 2736 Douglas Rd, Oswego, Illinois 60543

of the County of Kane, 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 2002 and subsequent years.

Permanent Real Estate Index Number(s): 16-07-322-031-0000
Address(es) of Real Estate: 417 South Wisconsin Ave, Unit 3E, Oak Park, Illinois 60302

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Managing Member this 21st day of November, 2002.

417-25 Wisconsin Avenue, LLC

By Gregory A Paulus
Managing Member



NOV. 19. 02

# 0000002576	REAL ESTATE TRANSFER TAX
	0092000
	FP 102801

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COOK COUNTY CLERK'S OFFICE

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STATE OF ILLINOIS, COUNTY OF Cook **UNOFFICIAL COPY**

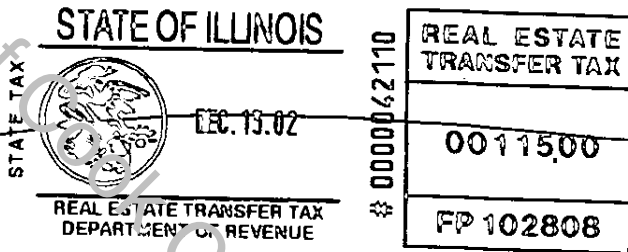
I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Gregory A Paulus, personally known to me to be the Managing Member of the 417-25 Wisconsin Avenue, LLC, and personally known to me to be the same person(s) whose name(s) is subscribed to the forgoing instrument, 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 9th day of December 20 02



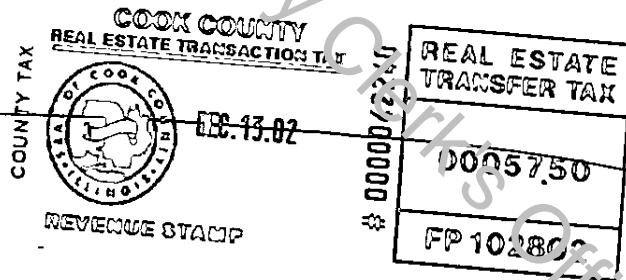
[Signature] (Notary Public)

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



Mail To:
Jana Hafenrichter
417 South Wisconsin Ave, Unit 3E
Oak Park, Illinois 60302

Name & Address of Taxpayer:
Jana Hafenrichter
417 South Wisconsin Ave, Unit 3E
Oak Park, Illinois 60302



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Exhibit 'B'

**ADDENDUM TO WARRANTY DEED
FOR
417 SOUTH WISCONSIN AVENUE, UNIT #3E**

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

County Clerk's Office

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