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2003-02-05 09:12:46

Cook County Recorder

28.50



0030173281

WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTORS, MARANI VENTURES, L.L.C., of Forest 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 MARK DRESSER, of 1539 West Highland, Chicago, Illinois 60660, the following described Real Estate situated in the County of Cook in the State of Illinois, to-wit:

See attached for legal description.

Subject To: General real estate taxes not due and payable at the time of closing; the townhome documents, including all amendments and exhibit thereto; the declaration of covenants, conditions and restrictions as required by the Village of Forest Park; applicable zoning and building laws and ordinances; acts done or suffered by purchaser or anyone claiming by, through, or under purchaser; easements, agreements, conditions, covenants, and restrictions of record, if any; leases and licenses affecting the common elements or purchaser; liens and other matters of title over which the title insurer as hereinafter defined is willing to insure without cost to purchaser.

Permanent Index Number: 15-12-430-031, 001, 030 V. 163 (affects the underlying land).

Property Address: 210 Des Plaines Avenue, F, Forest Park, Illinois 60130.

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

Dated this 30TH day of December 2002

MARANI VENTURES, L.L.C.

By: 
Robert Marani-Member

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 0352
K Funk 12-23-02
Approved/Date

PRAIRIE TITLE
691 W. NORTH AVE.
FOREST PARK, IL 60302

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Property of Cook County Clerk's Office

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 Robert Marani, personally known to me to be a Member of Marani Ventures, L.L.C., 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 Member, signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal

this 30th day of December, 2002

Commission expires 3-15-04

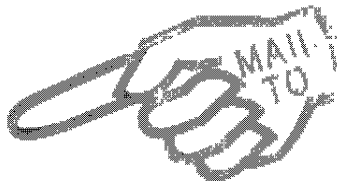


Maria A. Cristiano
Notary Public

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

Mail To:

Thomas Hitchcock
Attorney at Law
120 S. State Street #803
Chicago, IL 60603

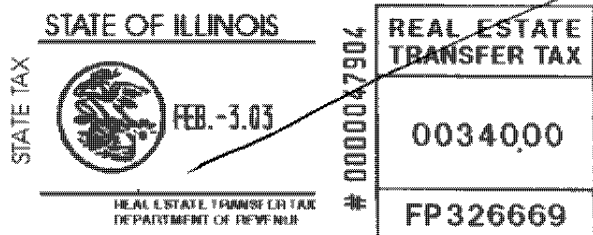
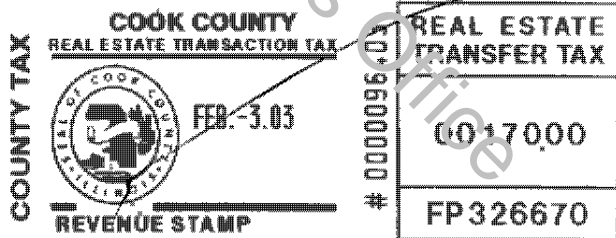


Send Subsequent Tax Bills To:

Dresser
210-F Des Plaines
Forest Park, IL 60130

OR

Recorder's Office Box No.: _____



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LEGAL DESCRIPTION

LOT 7 IN LINCOLN COURT LOFT TOWNHOMES RESUBDIVISION PHASE 2, BEING A RESUBDIVISION OF PART OF BLOCK 22 IN THE SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTH 10 FEET OF LOT 23 IN BRUHN'S SUBDIVISION OF BLOCK 22 IN RAILROAD ADDITION TO THE TOWN OF HARLEM, IN PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

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