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5/2/0088 45 001 Page 1 of 2

2003-03-06 11:05:36

Cook County Recorder 26.50

WARRANTY DEED
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 Vivian Colon, of 5112 North Nagle, Chicago, Illinois 60630, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 219-1 IN THE TREMONT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE NORTH 56 1/2 FEET OF LOT 4 (EXCEPT THE EAST 35.77 FEET THEREOF) AND THE NORTH 56.5 FEET OF LOTS 5, 6, AND 7 IN BLOCK 4 IN RIDGELAND, A SUBDIVISION OF THE EAST 1/2 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 15, 2002, AS DOCUMENT NUMBER 0021260423, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject To: General taxes for the year 2002 /2003 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 reverter) nor prohibit present use of property, if any.

Permanent Index Number: 16-08-102-001-0000 V. 142 (affects underlying land).

Property Address: 219-1 West Chicago Avenue, Oak Park, Illinois 60302.

Note: The tenant has either waived or has failed to exercise the right of first refusal.

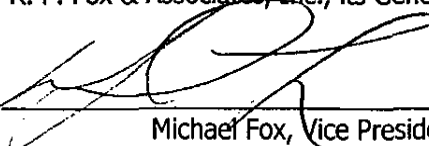
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors 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 31st day of January, 2003.

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

02-49002

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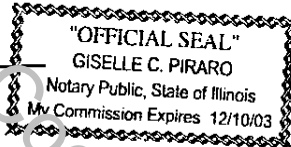
State of Illinois
County of Cook (ss)

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 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 31st day of January, 2003.

Commission expires 12/10/03



30312298

Giselle Piraro
Notary Public

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

Mail To:

James E. McMahon
Attorney at Law
1111 South Boulevard
Oak Park, IL 60302

Send Subsequent Tax Bills To:

Vivian Colon
219-1 Chicago Avenue
Oak Park IL 60302

OR

Recorder's Office Box No.: _____

MAIL TO

JAN.31.03

# 0000002825	REAL ESTATE TRANSFER TAX
	0 1064.00
	FP 102801

STATE TAX

STATE OF ILLINOIS

FEB. 24. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000049695

REAL ESTATE TRANSFER TAX
0013250
FP326660

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB. 24. 03

REVENUE STAMP

0000097652

REAL ESTATE TRANSFER TAX
00066.25
FP326670