

UNOFFICIAL COPY 00334989

3262/0020 03 001 Page 1 of 2
2000-05-11 09:16:20
Cook County Recorder 23.50

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 Janet M. Pate, unmarried, of 651 S. Wells, #602, Chicago, IL 60607, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 845-1 IN THE VILLA GROVE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 53 FEET OF THE NORTH 78 FEET OF THE EAST 1/2 OF THE WEST 341.2 FEET OF LOT 12 IN BLOCK 11 IN KETTLESTRING'S ADDITION TO HARLEM, BEING A SUBDIVISION OF THE NORTH PART OF THE NORTHWEST 1/4 OF 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 "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 21, 2000 AS DOCUMENT 00-197841, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject To: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Permanent Index Number: 16-07-116-003-0000 V. 141.

Property Address: 845-1 Erie, Oak Park, Illinois 60302.

Note: The tenant of said unit has 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 28 day of April, 2000.

Fox Partners, L.P.

By [Signature]
Michael Fox

By [Signature]
Ronald Fox

14:30 PM
00 - 23565

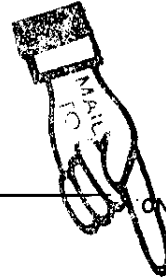
PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

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00334989

STATE TAX
 STATE OF ILLINOIS
 DEPARTMENT OF REVENUE
 REAL ESTATE TRANSFER TAX
 MAY 10.00
 # 0000012559
 REAL ESTATE TRANSFER TAX
 00151.50
 FP326669

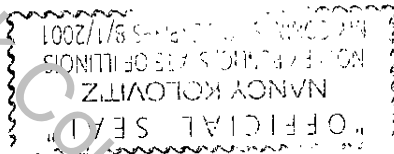
- Oak Park Real Estate Transfer Tax \$1
- Oak Park Real Estate Transfer Tax \$5
- Oak Park Real Estate Transfer Tax \$10
- Oak Park Real Estate Transfer Tax \$200
- Oak Park Real Estate Transfer Tax \$1000



Recorder's Office Box No.

OR

Kevin Kelliher
 Attorney at Law
 417 S. Dearborn #810
 Chicago, IL 60605



Pate
 845-1 Erie
 Oak Park, IL 60302

Send Subsequent Tax Bills To:

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

Mail To:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald Fox and Michael Fox, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 28 day of June, 2000.

Commission Expires _____

Nancy Kolovitz
 Notary Public

State of Illinois
County of Cook(ss)

COOK COUNTY
 REAL ESTATE TRANSACTION TAX
 MAY 10.00
 REVENUE STAMP

0000024053
 REAL ESTATE TRANSFER TAX
 0007575
 FP326670

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