

UNOFFICIAL COPY



Chicago Title Insurance Company

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



0313311185
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/13/2003 11:42 AM Pg: 1 of 3

THE GRANTOR, 417-425 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, **CONVEY(S) and WARRANT(S)** to ~~Charles F. Gidcumb and Erin M. Bernard~~ not as tenants in common, but as joint tenants,

***** CHARLES F GIDCUMB AND ERIN M BERNARD
(GRANTEE'S ADDRESS) 419 Wisconsin Ave, Unit 1W, Oak Park, Illinois 60302**

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

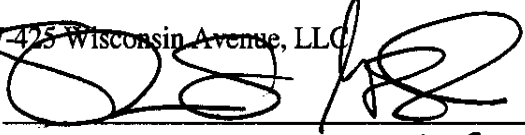
See Exhibits A and B attached hereto and made a part hereof

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: 419 South Wisconsin Ave, Unit 1W, Oak Park, Illinois 60302

In Witness Whereof, said party of the first part has caused name to be signed to these presents by its Managing Member, as of this 31st day of March, 2003.

417-425 Wisconsin Avenue, LLC

By 
Gregory A Paulus
Managing Member

**MAUREEN S GORSKI
AGENT**



MAR.28.03

REAL ESTATE TRANSFER TAX
0141600
0000002994 FP 102801

C.T.I./W
8/20/15
230411828

BOX 333-CTI 012

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STATE OF ILLINOIS, COUNTY OF _____ SS.

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 417-425 Wisconsin Avenue, LLC, and personally known to me to be the same person(s) whose name(s) are 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 28th day of March 2003

Orson J. Henry (Notary Public)
Expiration Date
03-13-2007

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

Mail To:
William F Carmody
526 Crescent Blvd
Glen Ellyn, IL 60137

Name & Address of Taxpayer:
Charles Gidcomb and Erin Bernard
419 South Wisconsin Ave, Unit 1W
Oak Park, Illinois 60302

STATE OF ILLINOIS
APR 30 03
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
FP 102808
0017650
00000000

COOK COUNTY
APR 30 03
REAL ESTATE TRANSACTION TAX
REVENUE STAMP
FP 102802
0008825
00000000

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 419-1W IN THE WISCONSIN WINDINGS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 15 FEET OF THE NORTH ½ OF LOT 49 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE SOUTH ½ OF SAID LOT 49 AND ALL OF LOT 54 AND THE NORTH 12 FEET OF LOT 55 IN SAID SCOVILLE AND NILES SUBDIVISION IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 7, 2002 AS DOCUMENT NUMBER 0020159529; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-10A AND P-10B, LIMITED COMMON ELEMENTS, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020159529 AND THE SURVEY ATTACHED THERETO.

PIN 16 07 322 031 0000

COMMONLY KNOWN AS: 419 S. WISCONSIN AVE, UNIT 1W, OAK PARK, ILLINOIS