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0315541075

Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 06/04/2003 10:10 AM Pg: 1 of 4



Chicago Title Insurance Company

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

C.T.I./W

18122000
23070000

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, and pursuant to authority given by the Board of Directors of said corporation, **CONVEY(S) and WARRANT(S)** to James V. Lynott

(GRANTEE'S ADDRESS) 719 S. Loomis #1, Chicago, Illinois 60606

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

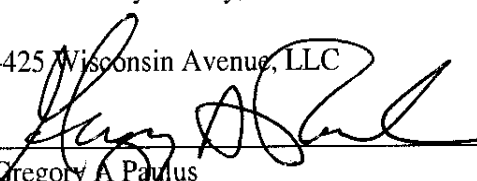
SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways; party wall rights and agreements; and general taxes for the year 2002 and subsequent years.

Permanent Real Estate Index Number(s): 16-07-322-031-0000

Address(es) of Real Estate: 419 South Wisconsin Ave, Unit 3W, 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 8th day of May, 2003.

417-425 Wisconsin Avenue, LLC

By 
Gregory A Paulus
Managing Member

4



MAY. 15. 03

# 0000003190	REAL ESTATE TRANSFER TAX
	0144000
	FP 102801

BOX 333-CTI

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STATE OF ILLINOIS, COUNTY OF Cook 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 15 day of May 20 03



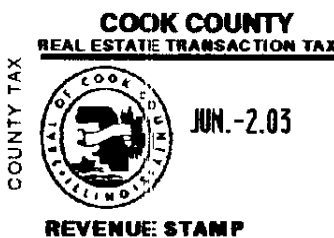
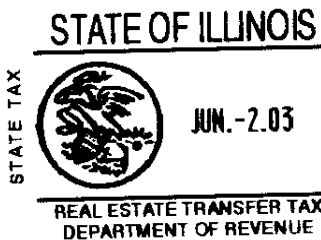
[Handwritten Signature]

(Notary Public)

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

Mail To:
James V. Lynott
419 South Wisconsin Ave, Unit 3W
Oak Park, Illinois 60302

Name & Address of Taxpayer:
James V. Lynott
419 South Wisconsin Ave, Unit 3W
Oak Park, Illinois 60302



000007936

REAL ESTATE TRANSFER TAX
0017950
FP 102808

000005002

REAL ESTATE TRANSFER TAX
0008975
FP 102802

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EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 419-3W 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-12A AND P-12B, 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 3W, OAK PARK, ILLINOIS

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Exhibit 'B'

ADDENDUM TO WARRANTY DEED FOR 419 SOUTH WISCONSIN AVENUE, UNIT #3W

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