



Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 07/01/2003 12:05 PM Pg: 1 of 2

WARRANTY DEED

THE GRANTOR, JULIE A. BALESTERI, an unmarried woman, of Cook County State of Illinois for and in consideration of Ten and 00/100 (\$10.00) Dollars, or other good and valuable consideration in hand paid, CONVEYS and WARRANTS to WILLIAM PAUNAN* of 505 West St. Charles Road, Apt. E, Elmhurst, IL 60126, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* AN UNMARRIED MAN

LEGAL DESCRIPTION:

Unit 1Z in Santa Maria Condominium, as delineated on a Survey of the following described real estate: Lots 1, 2 and 3 in Owner's Subdivision of the West 223.5 feet and the South 10 feet of the East 54.1 Feet of the West 277.6 feet of Lot 3 and the West 277.6 feet of Lot 2 (except the South 115 feet of the East 81.6 feet of the West 261.6 feet of said Lot 2) of James W. Scovilles Subdivision of the West half of the Northeast Quarter of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A", to the Declaration of Condominium recorded as document number 96402515, and amended by First Amendment to Declaration of Condominium recorded June 3, 1996 as Document Number 96418417, together with the percentage interest in the common elements.

2/AE

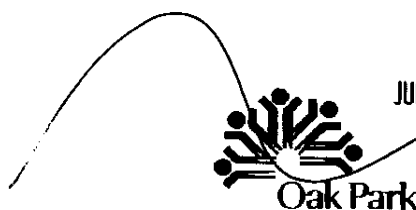
SUBJECT TO:

GENERAL REAL ESTATE TAXES FOR 2002 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 OR RECORD, NONE OF WHICH PROVIDE FOR REVERTER, NOR PROHIBIT PRESENT USE OF PROPERTY; TERMS, PROVISIONS, COVENANTS AND CONDITIONS OF THE DECLARATION OF CONDOMINIUM AND ALL AMENDMENTS THERETO; EASEMENTS ESTABLISHED OR IMPLIED FROM THE DECLARATION OF CONDOMINIUM OR AMENDMENTS THERETO; PARTY WALL RIGHTS AND AGREEMENTS, LIMITATIONS AND CONDITIONS IMPOSED BY THE CONDOMINIUM PROPERTY ACT; INSTALLMENTS DUE AFTER JUNE 4, 2003 OF GENERAL ASSESSMENTS ESTABLISHED PURSUANT TO DECLARATION OF CONDOMINIUM

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

TICOR TITLE INSURANCE

BOX 15



JUN. 10 03

0000008309

REAL ESTATE TRANSFER TAX
01248.00
FP 102801

UNOFFICIAL COPY

the State of Illinois.

Permanent Real Estate Index Number: 16-07-212-010-1075

Address of Real Estate: 216 N. Oak Park Ave., Unit 1Z, Oak Park, IL 60302

Dated this 10th day of June, 2003

Julie A. Balesteri
JULIE A. BALESTERI

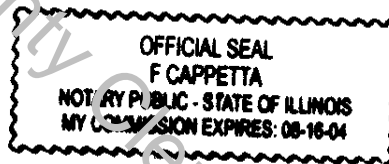
State of Illinois)
County of) S.S.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Julie A. Balesteri, an unmarried woman, 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 she 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 10th day of June 2003.

F. Cappetta
Notary Public



This instrument was prepared by:

Frederick C. Cappetta
CAPPETTA & SHADLE, LTD.
1900 Spring Road, Suite 102
Oak Brook, IL 60523-1478
(630)954-7474

Mail to:

J. Thomas Witek
~~216 N. Oak Park Ave.~~
5600 N. River #800
Rosemont, IL 60018

Send subsequent tax bills to:

William Pauman
216 N. Oak Park Ave., Unit 1Z
Oak Park, IL 60302

COUNTY TAX

STATE TAX

REVENUE STAMP

OFFICIAL SEAL OF COOK COUNTY

NOTARY PUBLIC - STATE OF ILLINOIS

MY COMMISSION EXPIRES: 08-16-04

JUN 30.03

COOK COUNTY REAL ESTATE TRANSACTION TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

JUN 30.03

0000008779

FP326707	0007800	REAL ESTATE TRANSFER TAX
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0000008826

FP 102809	0015600	REAL ESTATE TRANSFER TAX
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