

UNOFFICIAL COPY

WARANTY DEED
Statutory (ILLINOIS)



0318311033

Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 07/02/2003 07:27 AM Pg: 1 of 3

7/30/241 Mendell CTC 10/5 ne 005

Property of Cook County Clerk's Office

THE GRANTOR, ANNE CHAMBERLAIN - CARNEY, divorced and not since remarried, of 326 S. Ridgeland, Unit 326-B, Oak Park, Illinois 60302, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable considerations, in hand paid, CONVEYS and WARRANTS to TIMOTHY P. RYAN and LOUISE M. TAFT, husband and wife, of 733 N. Elmwood, Oak Park, Illinois 60302, not as tenants in common or as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit "A" attached hereto and incorporated herein.

Subject to: general real estate taxes not yet due and payable; 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 the present use of the property.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises, not as tenants in common or as joint tenants, but as tenants by the entirety.

Permanent Real Estate Tax Number(s): 16-08-312-023-1012

Address(es) of Real Estate: 326 S. Ridgeland, Unit 326-B, Oak Park, Illinois 60302

DATED this 13th day of June, 2003.

Anne Chamberlain Carney (SEAL)
ANNE CHAMBERLAIN - CARNEY

3



JUN. 11. 03

REAL ESTATE TRANSFER TAX
01776.00
0000003317 FP 102801

BOX 333-CTT

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State of Illinois)
) ss.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Anne Chamberlain - Carney, 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 her 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 15th day of June, 2003.

Commission expires 6-22-05

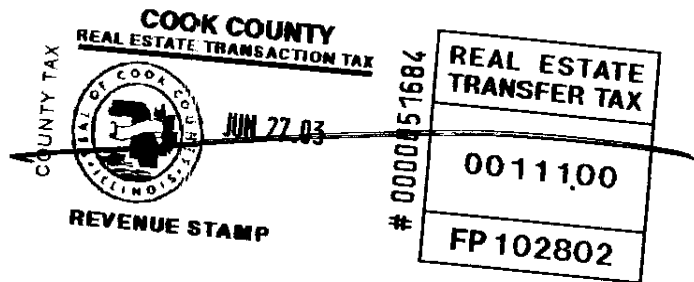
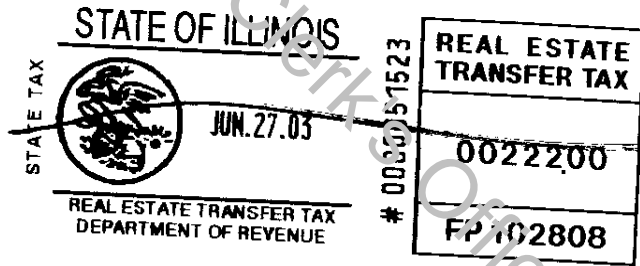


NOTARY PUBLIC

This instrument prepared by: Robert J. Taylor
Arnstein & Lehr, 120 South Riverside Plaza, Suite 1100, Chicago, IL 60606

Send subsequent tax bills to:
TIMOTHY RYAN
326 S. RIDGEZAND UNIT B.
OAK PARK, IL. 60302

After recording mail to:
DAN G. ROUSAKIS
ATTORNEY AT LAW
7627 W. LAKE ST.
SUITE 203
RIVER FOREST, IL. 60305



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EXHIBIT "A" Legal Description

PARCEL 1: UNIT 326-B THE ARBOR PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 16 AND 17 IN BLOCK 55 IN RIDGELAND BEING A SUBDIVISION OF SECTION 7 AND 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRICIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 99631268 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE 21 AND 22, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

COMMONLY KNOWN AS: 326 S. RIDGELAND, UNIT 326-B,
OAK PARK, ILLINOIS 60302

P.I.N.: 16-08-312-023-1012