



1002

C.T.I./K  
8138/52  
23069205

**WARRANTY DEED**  
**Joint Tenancy**

THIS INDENTURE, Made this 18 day of July 2003, between **Brett McNeil**, a single man, 924 S. Wesley, Oak Park, Illinois 60304 party of the first part, and

**John Coleman**  
10460 Canterbury  
Westchester, IL  
and

**Letha Coleman**  
320 Circle Apt. 402  
Forest Park, IL 60130

party of the second part, WITNESSETH, That the parties of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, **convey and warrant** to the party of the second part as Not as Tenants in Common but as **Joint Tenants** with right of survivorship, the following described Real Estate, to-wit:

LEGAL DESCRIPTION ATTACHED

Subject to: general taxes for the year 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 of record (none of which provide for reverter) if any hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

PERMANENT REAL ESTATE INDEX NUMBER: 16-17-131-025-1005

ADDRESS OF REAL ESTATE: 426 S. Austin G, Oak Park, Illinois 60302

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

[seal]

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**Brett McNeil**

**BOX 333-CTI**

# UNOFFICIAL COPY

## WARRANTY DEED Joint Tenancy

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Amy E. Ketchum, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brett McNeil 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 he 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 first refusal.

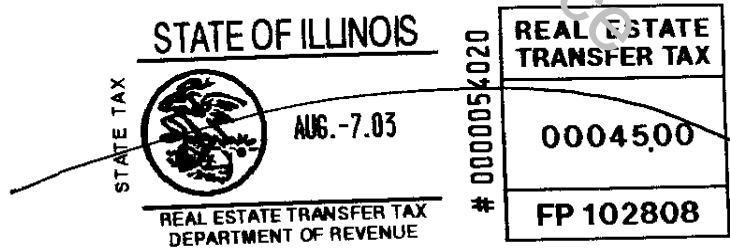
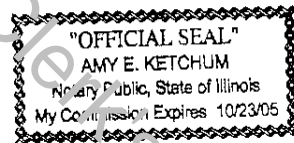
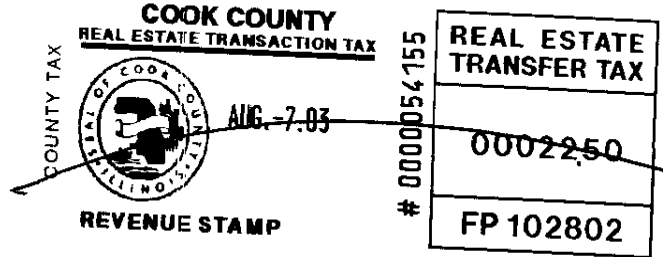
GIVEN under my hand and official seal this 10 day of July 2003.

Amy E. Ketchum  
Notary Public  
Commission Expires: 10-23-04

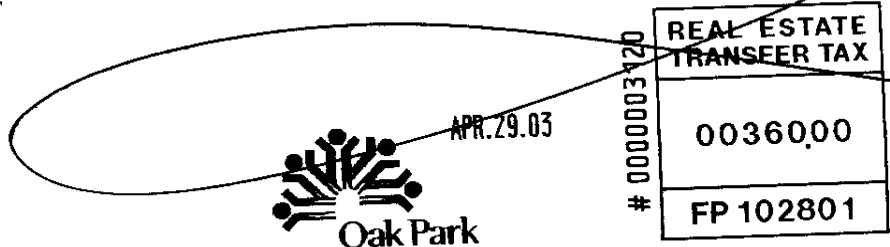
SEND SUBSEQUENT TAX BILLS TO:  
Letha and John Coleman  
426 S. Austin, Unit G  
Oak Park, IL 60302

MAIL TO:

Gregory Catrambone  
101 East St. Charles Road, Suite 200  
Villa Park, IL 60181



THIS INSTRUMENT WAS PREPARED BY: Amy E. Ketchum , 524 South Kenilworth, Oak Park, Illinois 60304-1128, (708) 524-5006



# UNOFFICIAL COPY

LEGAL DESCRIPTION  
426 S. AUSTIN, UNIT G  
OAK PARK, IL 60302

PIN: 16-17-131-025-1005

UNIT GRADIN SOUTH IN COLUMBUS COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
THE SOUTH 47 FEET OF LOT 6 AND THE NORTH 23 FEET OF LOT 7 IN BLOCK 2 IN H. W. AUSTIN'S SUBDIVISION OF BLOCKS 2 AND 3 OF JAMES B. ROEB'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; WHICH SURVEY IS ATTACHED AS EXHIBIT 'B' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94960184, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office