

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)  
(Individual to Individual)

THE GRANTORS, Fox Partners, L.P., of Oak Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Jeffrey A. Matasek, of 3320 Foxboro Drive, G, Woodridge, Illinois 60517, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



0324019158

Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/28/2003 11:27 AM Pg: 1 of 3

0307-04508

UNIT 125-3W IN THE PLEASANT COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 21 IN THE RESUBDIVISION OF LOTS 1 THROUGH 11, INCLUSIVE, IN GEORGE SCOVILLE'S SUBDIVISION OF 49 ACRES OF THE WEST 129 ACRES IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 29, 2003, AS DOCUMENT NUMBER 0311922107, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject To: General taxes for the year 2002/2003 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, nor prohibit present use of property, if any.

Permanent Index Number: 16-07-303-015-0000 V. 141 (affects underlying land).

Property Address: 125-3W South Clinton, Oak Park, Illinois 60302.

Note: The tenant has either waived or has failed to exercise the 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.

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

Dated this 18<sup>th</sup> day of August, 2003.

Fox Partners, L.P.  
By: R. P. Fox & Associates, Inc., its General Partner

By:   
Michael Fox, Vice President



PRAIRIE TITLE  
6821 N. NORTH AVE.  
OAK PARK, IL 60302

# UNOFFICIAL COPY

Property of Cook County




AUG. 15.03

REAL ESTATE TRANSFER TAX
01304.00
FP102801

# 0000003624

STATE TAX

STATE OF ILLINOIS



AUG. 21.03


REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 000055089

REAL ESTATE TRANSFER TAX
00162.50
FP326660

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



AUG. 21.03

REVENUE STAMP

# 0000110324

REAL ESTATE TRANSFER TAX
00081.25
FP326670

# UNOFFICIAL COPY

State of Illinois  
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Fox, personally known to me to be the Vice-President of R.P. Fox & Associates, Inc., an Illinois corporation, and 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 as such Vice-President, signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Officers of said corporation, 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 18<sup>th</sup> day of August, 2003.



Commission expires 3-15-04  
Maria A. Cristiano  
Notary Public

This instrument was prepared by: Pellegrini and Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To: Sharon O'Shea  
Attorney at Law  
7346 West Madison  
Forest Park, IL 60130

Send Subsequent Tax Bills To:  
Matasck  
125-3W South Clinton  
Oak Park, IL 60302

OR  
Recorder's Office Box No.: \_\_\_\_\_