

# UNOFFICIAL COPY

WARRANTY DEED  
JOINT TENANTS  
Statutory (ILLINOIS)  
(Individual to Individual)



Doc#: 0328019102  
Eugene "Gene" Moore Fee: \$26.00  
Cook County Recorder of Deeds  
Date: 10/07/2003 01:25 PM Pg: 1 of 2

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 Ponciano Cochon and Erin Shaw, of 405 South Home, Unit 301, Oak Park, Illinois 60302, not as Tenants in Common, but as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 942-2M 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 - 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; 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, so long as the above stated items do not interfere with the purchaser's use and enjoyment of the property.

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

Property Address: 942-2M Pleasant, 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. TO HAVE AND TO HOLD said premises, not as Tenants in Common, but as Joint Tenants, FOREVER.

Dated this 29<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

8304-00559 2/4

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

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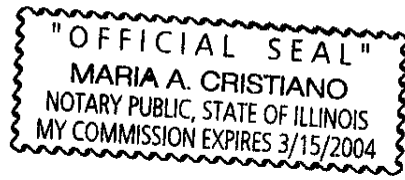
# UNOFFICIAL COPY

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 29th 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:

Send Subsequent Tax Bills To:

Christine L. Garner  
Attorney at Law  
3295 Mont Lake Drive  
Rockford, IL 61101

Cochon/Shaw  
942-2nd W. Pleasant  
Oak Park, IL 60302

OR

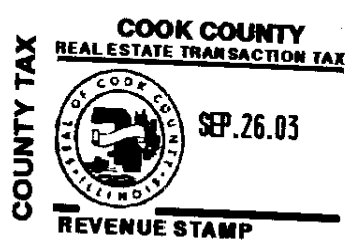
Recorder's Office Box No.: \_\_\_\_\_



AUG. 28. 03

# 0000003697	REAL ESTATE TRANSFER TAX
	0124800
	FP 102801

REAL ESTATE TRANSFER TAX	0015600	FP 326669
8959500000 #		



# 0000112863	REAL ESTATE TRANSFER TAX
	0007800
	FP 326670

