

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0331631034
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 11/12/2003 10:27 AM 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 Angela N. Baker, of 1358 Carey Court, Bloomingdale, Illinois 60108, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

0310.06294

UNIT 124-2B 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; 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: 124-2B Home Avenue, Oak Park, Illinois 60302.

Note: The tenant has either waived or has failed to exercise the right of first refusal.

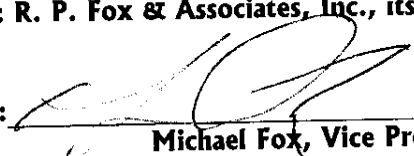
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and grantor reserves to itself, its successors 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 7th day of October, 2003.

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

By: 
Michael Fox, Vice President



PRAIRIE TITLE
100 N. LASALLE SUITE 1100
CHICAGO, IL 60602

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State of Illinois
County of Cook (ss)

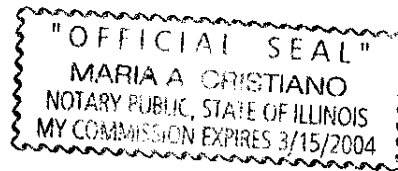
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Fox, personally known to me to be the Vice-President of R.P. Fox & Associates, Inc., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to 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 7th day of October, 2003.

Commission expires 3-15-04

Maria A. Cristiano
Notary Public



This instrument was prepared by: Pellegrini and Cristiano, 517 West North Avenue, Oak Park, Illinois 60302.

Mail To:

Dan Rousakis
Attorney at Law
7627 West Lake Street #203
River Forest, IL 60305

Send Subsequent Tax Bills To:

Angela N. Baker
124-28 South Home
Oak Park, IL 60302

OR

Recorder's Office Box No.: _____



OCT.-7.03

