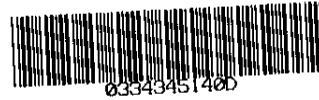


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113
28
WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0334345140
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 12/09/2003 09:34 AM Pg: 1 of 3

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 JOSEPH R. WARD, of 4818 West Warwick, Chicago, Illinois 60641, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

0307-05172
UNIT 938-20 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: Covenants, conditions and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2003 and subsequent years.

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

Property Address: 938-20 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, all 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 31ST day of OCTOBER, 2003.

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

By: 
Michael Fox, Vice President

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

UNOFFICIAL COPY

STATE OF ILLINOIS

STATE TAX

NOV 24.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

| | | |
|-----------------------------|---------|----------|
| REAL ESTATE TRANSFER TAX | 0015850 | FP326660 |
|-----------------------------|---------|----------|

0000058903



NOV 24.03

0000003962

| | | |
|-----------------------------|----------|----------|
| REAL ESTATE TRANSFER TAX | 01272.00 | FP102801 |
|-----------------------------|----------|----------|

COOK COUNTY

COUNTY TAX

NOV 24.03

REAL ESTATE TRANSACTION TAX
REVENUE STAMP

| | | |
|-----------------------------|---------|----------|
| REAL ESTATE TRANSFER TAX | 0007925 | FP326670 |
|-----------------------------|---------|----------|

0000177829

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 31ST day of OCTOBER, 2003.

Commission expires 3-15-04



Maria A. Cristiano
Notary Public

This instrument was prepared by: Pellegrini and Cristiano, 5817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

Matt Sidor
Gordina Kocher Weisberg
53 W. Jackson Blvd, Ste 950
Chicago IL 60604

Send Subsequent Tax Bills To:

Joseph R. Ward
956 20 Pleasant
Oak Park, IL 60302

OR

Recorder's Office Box No.: _____.