

UNOFFICIAL COPY



Chicago Title Insurance Company

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**



Doc#: 0334933024
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/15/2003 07:16 AM Pg: 1 of 4

Property of Cook County Clerk's Office

^{SOUTH}
THE GRANTOR, 417-425 Wisconsin Avenue, LLC, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEY(S) and WARRANT(S) to Joanne Metz

(GRANTEE'S ADDRESS) 140 Euclid, Oak Park, Illinois 60302

of the County of Cook, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibits A and B attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record, private, public and utility easements and roads and highways; party wall rights and agreements; and general taxes for the year 2002 and subsequent years.

Permanent Real Estate Index Number(s): 16-07-322-031-0000

Address(es) of Real Estate: 421 South Wisconsin Ave, Unit 1, Oak Park, Illinois 60302

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its Managing Member, as of this 13th day of August, 2003.

417-425 Wisconsin Avenue, LLC

By Gregory A Paulus
Gregory A Paulus
Managing Member

1092
8150349
513746



AUG.-8.03

# 0000003595	REAL ESTATE TRANSFER TAX
	0108800
	FP 102801

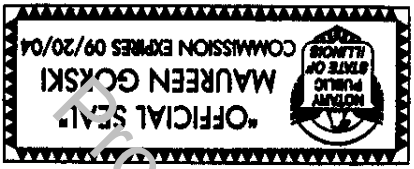
BOX 333-CTI

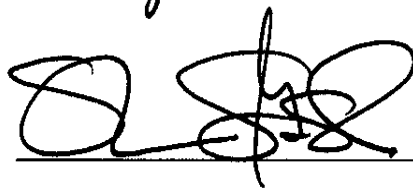
UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF Cook SS.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Gregory A Paulus, personally known to me to be the Managing Member of the 417-425 Wisconsin Avenue, LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Gregory A Paulus and Managing Member he signed and delivered the said instrument 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 7 day of August 2003





(Notary Public)

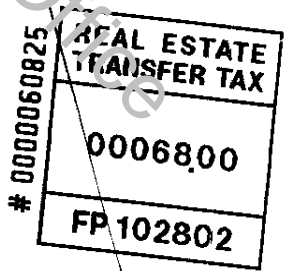
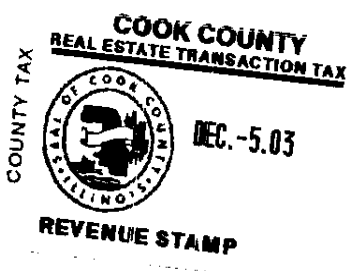
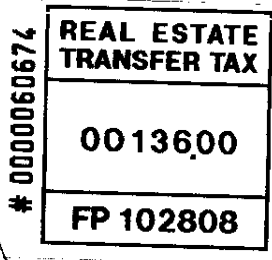
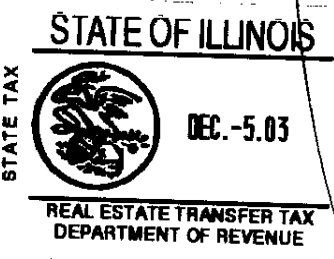
Prepared By: Scott C. Haugh
525 Dee Street
Roselle, Illinois 60172

Mail To:
Joanne Metz
421 South Wisconsin Ave, Unit 1
Oak Park, Illinois 60302

*T. KANE
505 E. GOLF RD.
ARLINGTON HTS, IL 60005*

Name & Address of Taxpayer:
Joanne Metz
421 South Wisconsin Ave, Unit 1
Oak Park, Illinois 60302

*140 N EUCLID AV
OAK PARK, IL 60302*



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

UNIT NUMBER 421-1 IN THE WISCONSIN WINDINGS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THE SOUTH 15 FEET OF THE NORTH ½ OF LOT 49 IN SCOVILLE AND NILES SUBDIVISION OF BLOCK 5 IN SCOVILLE AND NILES ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF THE WEST 40 ACRES OF THE SOUTHWEST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO ALL OF THE SOUTH ½ OF SAID LOT 49 AND ALL OF LOT 54 AND THE NORTH 12 FEET OF LOT 55 IN SAID SCOVILLE AND NILES SUBDIVISION IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED FEBRUARY 7, 2002 AS DOCUMENT NUMBER 0020159529; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACES P-11A AND P-11B, LIMITED COMMON ELEMENTS, AS DELINEATED IN THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0020159529 AND THE SURVEY ATTACHED THERETO.

PIN 16 07 322 031 0000

COMMONLY KNOWN AS: 421 S. WISCONSIN AVE, UNIT 1, OAK PARK, ILLINOIS

UNOFFICIAL COPY

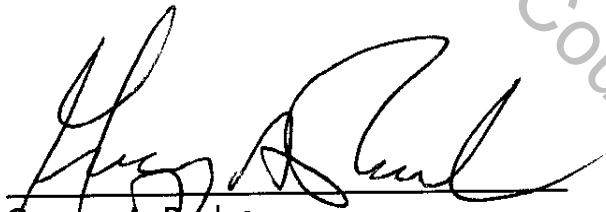
Exhibit 'B'

ADDENDUM TO WARRANTY DEED FOR 421 SOUTH WISCONSIN AVENUE, UNIT 1

THE TENANT OF THE UNIT HAD NO 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."



Gregory A. Paulus
Managing Member
417-425 South Wisconsin Avenue, LLC

County Clerk's Office