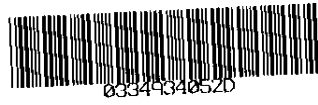


UNOFFICIAL COPY



Doc#: 0334934052
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 12/15/2003 11:28 AM Pg: 1 of 3

Warranty Deed
Statutory (ILLINOIS)
General

1 OF 4
NO ABSTRACT

Above Space for Recorder's Use Only

THE GRANTOR, THOMAS DRAUS, A Divorced Person,

of the Village of Oak Park, County of Cook, State of Illinois for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, **CONVEYS and WARRANTS** to

DOUGLAS WORDEKEMPER AND JILL WORDEKEMPER, Husband and Wife, not in Joint Tenancy or Tenancy in Common, but in Tenancy by the Entirety,

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

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **SUBJECT TO:** General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

The Grantor herein also hereby grants to the Grantees, their 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 the Grantor reserves to himself, his 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 as though the same provisions of said declaration were recited and stipulated at length herein.

The tenant of Unit E, if any, has waived or failed to exercise the right of first refusal.

Permanent Index Number (PIN): **16-05-324-024-0000 (affects underlying land)**
Address(es) of Real Estate: **120 W. Chicago Avenue, Unit B, Oak Park, Illinois 60302**

---THIS IS NOT HOMESTEAD PROPERTY---

ST5054801 CTIC DA. COLLAS

Box 333

3

UNOFFICIAL COPY

Dated this 29th day of September, 2003.

PLEASE Thomas Draus (SEAL) _____ (SEAL)
 PRINT OR Thomas Draus
 TYPE NAME(S)
 BELOW SIGNATURE(S)

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 the above named person(s) personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 18th day of October, 2003.

Commission expires ELBERT D. RENIVA
 NOTARY PUBLIC, STATE OF ILLINOIS
Elbert D. Reniva
 NOTARY PUBLIC

This instrument was prepared by: Elbert D. Reniva, Esq., 415 W. Golf Road, Suite 33, Arlington Heights, Illinois 60005

MAIL TO:

LAURENCE LEAVITT
79 W. MONROE
CHICAGO IL 60603

SEND SUBSEQUENT TAX BILLS TO:

Douglas and Jill Wordekemper
 120 W. Chicago Avenue, Unit B
 Oak Park, Illinois 60302

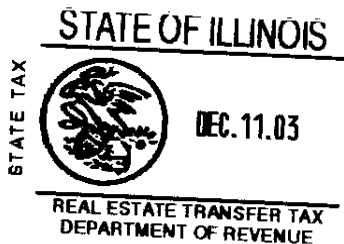
OR

Recorder's Office Box No. _____

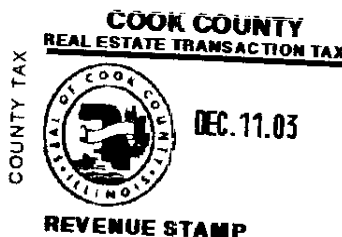


OCT. 27. 03

REAL ESTATE TRANSFER TAX
02440.00
FP 102301



REAL ESTATE TRANSFER TAX
00305.00
FP 102808



REAL ESTATE TRANSFER TAX
00152.50
FP 102802

UNOFFICIAL COPY

STREET ADDRESS: 120 CHICAGO AVENUE UNIT B

CITY: OAK PARK COUNTY: COOK

TAX NUMBER: 16-05-324-024-0000

LEGAL DESCRIPTION:

PARCEL 1: UNIT B IN THE 120 WEST CHICAGO CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THE EAST 75 FEET OF THE WEST 153 FEET OF LOT 3 IN BLOCK 10 IN JOHN JOHNSON JR.'S ADDITION TO AUSTIN, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0020657163 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-3, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0020657163.

Property of Cook County Clerk's Office