

UNOFFICIAL COPY



Doc#: 0401327062
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 01/13/2004 10:45 AM Pg: 1 of 2

WARRANTY DEED
THE GRANTOR(S), **TRIA DEVELOPMENT, LLC**, an Illinois Limited Liability Company, organized under the laws of the State of Illinois, for and in consideration of the sum of Ten (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **Harold Thomas and Melissa Del Valle**, husband and wife, of 2216 W. Taylor, #3R, Chicago, IL 60612, not as joint tenants and not as tenants in common but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:
(See legal on reverse)


SUBJECT TO: *(See subject to on reverse)*

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 joint tenants and not as tenants in common but as tenants by the entirety**, forever.

Permanent Index Number(s): 15 13 301 001 0000 vol 163
Address of Real Estate: 7703 York, Forest Park, Illinois 60301

Dated this 9th day of December, 2003.

TRIA DEVELOPMENT, LLC
An Illinois limited Liability Company

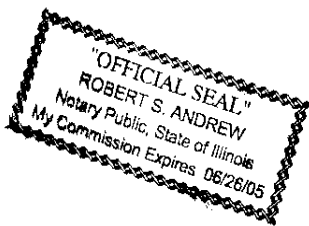
By: 
Thomas J. Poulos, Managing Member

0309-05873

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, **Thomas J. Poulos** personally known to me to be the **Managing Member** of the **TRIA DEVELOPMENT, LLC**, and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument and appeared before me this day in person, and severally acknowledged that as such **Managing Member** he signed and delivered the said instrument pursuant to authority given by the Membership Agreement of said Limited Liability Company as his free and voluntary act, and as the free and voluntary act and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of December, and 2003.

My commission expires JUNE 7th 2003




Notary Public

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Legal Description

of the premises commonly known as **7703 York**, Forest Park, Illinois 60301

PARCEL 1 (DWELLING)

LOT 10 IN THE TRIA HOMEOWNERS ASSOCIATION RESUBDIVISION OF BLOCK "A" IN DUNLOP'S ADDITION TO OAK PARK, A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 AND THAT PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4, LYING EAST OF DES PLAINES AVENUE OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

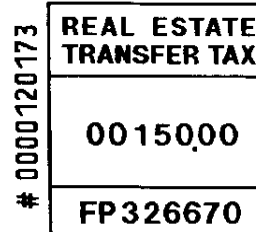
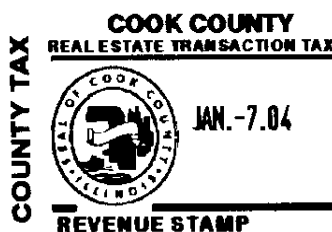
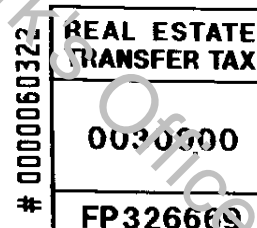
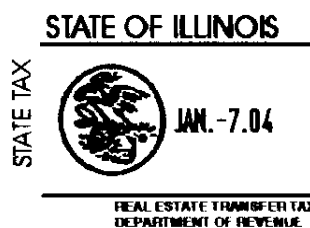
PARCEL 2 (EASEMENTS)

EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF THE PARCEL AS SET FORTH IN THE PLAT OF RESUBDIVISION RECORDED 10/29/03 AS DOCUMENT NUMBER 0330231116, AND ATTACHED AS "EXHIBIT A", TO THE DECLARATION RECORDED 12/10/03 AS DOCUMENT NUMBER 0334419017.

SUBJECT TO:

(1) current general real estate taxes; (2) easements, covenants, restrictions and building lines of record; (3) encroachments, if any; (4) applicable Village of Forest Park zoning, Townhome and building laws or ordinances; (5) acts done or suffered by Purchaser, or anyone claiming under Purchaser; (6) Declaration of Townhome Ownership and all amendments thereto; (7) liens and other matters over which the title insurer provided for herein commits to insure by endorsement; (8) existing leases, licenses and agreements affecting the Common Elements; (9) utility easements, if any, whether recorded or unrecorded; (10) installment due after closing for assessments levied pursuant to the Declaration; (11) any mortgage or trust deed procured by Purchaser; and, (12) standard title exceptions contained in the title insurer's title insurance policies.

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 Townhomes, 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.

**Deliver to:**

Gregory P. Melnyk
Attorney at Law
1111 South Boulevard
Oak Park, IL 60302

mail tax bill to:

Harold J. Thomas and Melissa P. Del Valle
7703 York
Forest Park, Illinois 60301