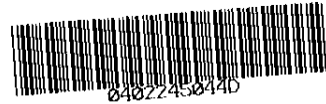


UNOFFICIAL COPY

**WARRANTY DEED
TENANTS BY THE ENTIRETY
Statutory (ILLINOIS)
(Individual to Individual)**



Doc#: 0402245044
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 01/22/2004 09:15 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 KALMAN JOHNSON and KAREN JOHNSON, husband and wife, of 20-A Hazel Street, Salem, MA 01920, not as Joint Tenants, or 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:

UNIT 409-3 IN WELLINGTON MANOR CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 1 AND 2 IN BLOCK 3 IN THE SUBDIVISION OF THAT PART OF THE EAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO, HARLEM AND BATAVIA RAILWAY RIGHT OF WAY, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 14, 1892 AS DOCUMENT NUMBER 1750922, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED 12-18-03 AS DOCUMENT NUMBER 0335231021 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject To: General taxes for the year 2003 and subsequent years; 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.

Permanent Index Number: 16-08-322-041-0000 V. 142 (affects underlying land).
Property Address: 409-3 South Humphrey, 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. TO HAVE AND TO HOLD said premises, not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, FOREVER.

Dated this 16th day of December, 2003.

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

By: 
Michael Fox, Vice President

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

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 16th day of December, 2003.

Commission expires 3-15-04



Maria A. Cristiano
Notary Public

This instrument was prepared by: Pellegrini and Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

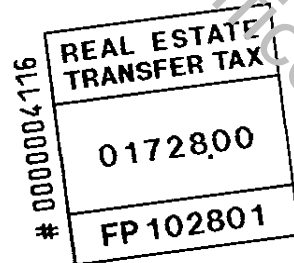
Kristan Richards
Jakubco, Richards & Jakubco
2224 West Irving Park Road
Chicago, IL 60618

Send Subsequent Tax Bills To:

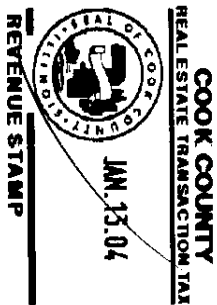
Kalman & Karen Johnson
409-3 South Humphrey
Oak Park, IL 60302

OR

Recorder's Office Box No.: _____



COUNTY TAX



0000120660

