

# UNOFFICIAL COPY

## WARRANTY DEED

THE GRANTOR, KATHLEEN B. McCULLAR, of the Village of Oak Park, County of Cook, State of Illinois for and in consideration of TEN & No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to KATHLEEN B. McCULLAR, 1121 S. Oak Park Avenue, Oak Park, Illinois,



Doc#: 0409644085  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 04/05/2004 10:44 AM Pg: 1 of 3

Property of Cook County Clerk's Office

The above Space for Recorder's Use only

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

UNIT 1 AND P-3 IN 1121 SOUTH OAK PARK AVENUE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 37 AND 38 IN BLOCK 7 IN KEARNEY'S OAK PARK SUBDIVISION, A RESUBDIVISION OF BLOCKS 5, 6, 7 AND 8 IN SHIPPEN'S ADDITION TO OAK PARK, SAID ADDITION BEING A SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 OF LOT 7 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF) 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 MARCH 2, 2004 AS DOCUMENT NUMBER 0406231115 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Permanent Real Estate Index Number: 16-18-322-027-0000 & 16-18-322-028-0000

Address of Real Estate: 1121 S. OAK PARK AVENUE, UNIT 1, OAK PARK, 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 TENANT OF THE UNIT HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

GRANTOR ALSO HEREBY GRANTS TO 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

EXEMPTION APPROVED  
VILLAGE CLERK  
VILLAGE OF OAK PARK  
*Laura J. Jankowski*

# UNOFFICIAL COPY

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.

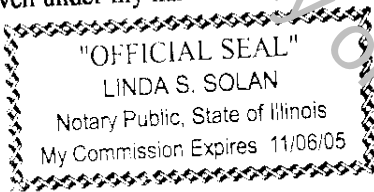
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

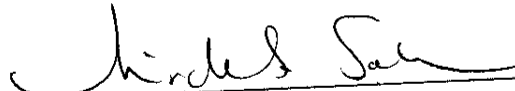
DATED this 9<sup>th</sup> day of March, 2004.

 (SEAL)  
KATHLEEN B. McCULLAR

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 KATHLEEN B. McCULLAR, 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 she signed, sealed and delivered the said instrument as her 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 9<sup>th</sup> day of March, 2004.



  
Notary Public

This instrument was prepared by: GREGORY P. MELNYK  
1111 South Boulevard, Oak Park, IL 60302

MAIL TO:

Mr. Gregory P. Melnyk  
1111 South Blvd.  
Oak Park, IL 60302

SEND SUBSEQUENT TAX BILLS


Ms. Kathleen McCullar  
1121 S. Oak Park Avenue, Unit 1  
Oak Park, IL 60304

Exempt under provisions of 9e, Section 4,  
Real Estate Transfer Tax Act.

Exempt under Cook County Ordinance 95104,  
Paragraph e.

Dated: March 9, 2004

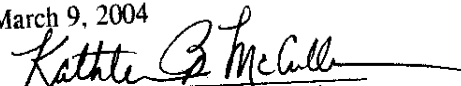
Dated: March 9, 2004

Signed:   
KATHLEEN B. McCULLAR

Signed:   
KATHLEEN B. McCULLAR

Exempt under provisions of 9d, Section 6,  
Oak Park Real Estate Transfer Tax Ordinance.

Dated: March 9, 2004

Signed:   
KATHLEEN B. McCULLAR

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

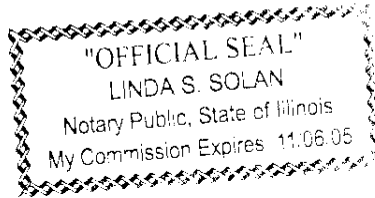
The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: March 9, 2004

Signature: Kathleen B. McCall  
Grantor or Agent

SUBSCRIBED AND SWORN TO  
before me by the said GRANTOR  
this 9<sup>th</sup> day of March, 2004.

Linda S. Solan  
Notary Public



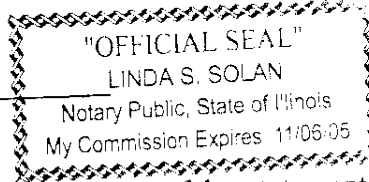
The Grantee or his agent affirms and verifies that the name of the Grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: March 9, 2004.

Signature: Kathleen B. McCall  
Grantee or Agent

SUBSCRIBED AND SWORN TO  
before me by the said GRANTEE  
this 9<sup>th</sup> of March, 2004.

Linda S. Solan  
Notary Public



**NOTE:** Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

*(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)*