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WARRANTY DEED



Doc#: 0413411005
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 05/13/2004 09:47 AM Pg: 1 of 4

MAIL TO:

Brian Byrd
239 W. Washington #3B
Oak Park, Il. 60302

NAME & ADDRESS OF TAXPAYER:

Brian Byrd
239 W. Washington #3B
Oak Park, Il. 60302

FIRST AMERICAN TITLE INSURANCE # 754933 /df3

THE GRANTOR (S), 237 WASHINGTON LIMITED PARTNERSHIP, an Illinois Limited Partnership of the town of Addison, County of Cook State of Illinois, for and in consideration of Ten DOLLARS and other goods and valuable considerations in hand paid, CONVEY (S) AND WARRANT (S) To BRIAN BYRD and JULIA A. STREICHER, GRANTEES' ADDRESS; 4034 N. LeClaire, City of Chicago, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

First American Title Order # 754933 (SEE ATTACHED)
DM 1/03

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 property not in Tenancy in Common but as Joint Tenants

Property Index Number: 16-08-319-004 & 005-0000
Property Address: 239 W. Washington #3B, Oak Park, Il 60302

Dated this 23rd Day of APRIL, 2004

237 WASHINGTON LIMITED PARTNERSHIP:
By: It's General Partner, Northridge Holdings Ltd.

Glenn Mueller (SEAL)
Glenn Mueller, President

YK9



APR. 22. 04

# 0000004532	REAL ESTATE TRANSFER TAX
	0119200
	FP 102801

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STATE OF ILLINOIS }ss.
COUNTY OF COOK }

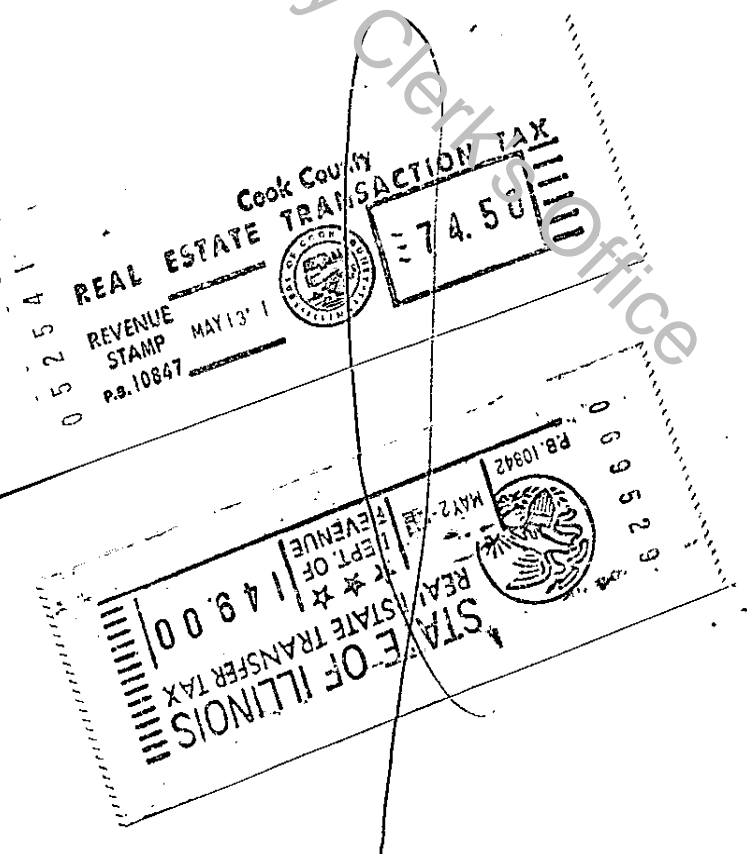
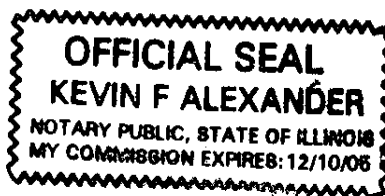
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that GLENN MUELLER, President of Northridge Holdings, Ltd., General Partner of 237 WASHINGTON LIMITED PARTNERSHIP, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instruments as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of not instead.

Given under my hand and notarial seal, this 23rd day APRIL, 2004.

K. F. Alexander
Notary Public

NAME AND ADDRESS OF PREPARER:

Kevin F. Alexander
137 N. Oak Park Ave. #210
Oak Park, IL 60301



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LEGAL DESCRIPTION

UNIT NO. 239-3B IN TERRA COTTA COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 7, 8, AND 9 IN RESUBDIVISION OF LOTS 20 TO 23, 46 TO 49 AND 72 TO 77 ALL INCLUSIVE AND PORTIONS OF ALLEY VACATED BY TOWN BOARD OF OAK PARK OF O.R. ERWIN'S SUBDIVIAION OF THE SOUTH 1466.5 FEET OF THE EAST HALF OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED FEBRUARY 26, 2004 AS DOCUMENT NO. 0405739007 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Recorder of Cook County Clerk's Office

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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.

Property of Cook County Clerk's Office