

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0420227207
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/20/2004 04:37 PM Pg: 1 of 4

THE GRANTORS, 711 WASHINGTON, INC., an Illinois Corporation, 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 LAURA FEHRENBACH, of 518 North Marion, Oak Park, Illinois 60304, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached for legal description.

Subject To: General taxes for the year 2003/2004 and subsequent years; building lines and building and liquor restrictions of record; zoning and building ordinances; public and utility easements of record; covenants, conditions and restrictions of record (none of which provide for reverter) nor prohibit present use of property, if any; declaration and bylaws.

Permanent Index Number: 16 17 130 029 0000 7 143 (affects underlying land).

Property Address: 845-1 South Humphrey, Oak Park, Illinois 60304.

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.

Dated this 30th day of June, 2004.

711 WASHINGTON, INC., an Illinois Corporation

By: [Signature]
HARRY WALSH, President

Attest: [Signature]
JANE McCLELLAND, Secretary

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

0405-10423

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	01320.00	FP102801
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0000026946

JUN 28 10



[Large stylized signature]

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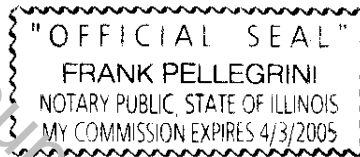
State of Illinois
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that HARRY WALSH, personally known to me to be the President of 711 Washington, Inc., an Illinois corporation, and JANE McCLELLAND, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such, only the President and only the Secretary, 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 their 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 30th day of June, 2004.

Commission expires 3 April 2005



Frank Pellegrini
Notary Public

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

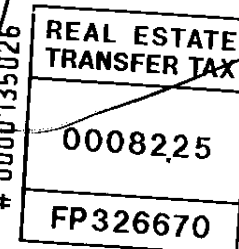
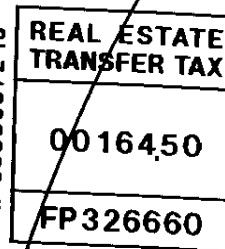
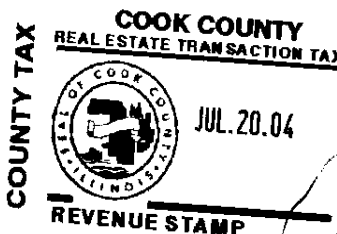
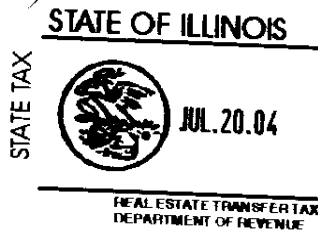
Mail To:

Send Subsequent Tax Bills To:

MAIL TO:
Fehrenbach
845-1 South Humphrey Avenue
Oak Park IL 60304

OR

Recorder's Office Box No.: _____



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LEGAL DESCRIPTION:

UNITS 845-1 AND P-1, IN THE ART DISTRICT CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 12 IN BLOCK 3 IN H. W. AUSTIN'S SUBDIVISION OF BLOCKS 2 AND 3 IN JAMES B. HOBBS SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 2, 2004, AS DOCUMENT NUMBER 0415434003, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Address: 845-1 South Humphrey, Oak Park, IL 60304.

Permanent Index Number: 16 17 130 029 0000 V. 143.

Property of Cook County Clerk's Office