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

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 BEN M. TAYLOR and JOAN PANGILINAN-TAYLOR, husband and wife, of 430 Beloit Avenue, Forest Park, Illinois 60130, 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:



Doc#: 0422348055 Eugene "Gene" Moore Fee: \$30.50 Cook County Recorder of Deeds Date: 08/10/2004 10:35 AM Pg: 1 of 4

1405-16424

See attached for legal description.

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.

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

Property Address: 847-1 South Humphrey, Oak Park, It inois 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, restriction, 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 29th day of July 2004.

711 WASHINGTON, INC., an Illinois Corporation

3y: / /////

HARRY WALSH, President

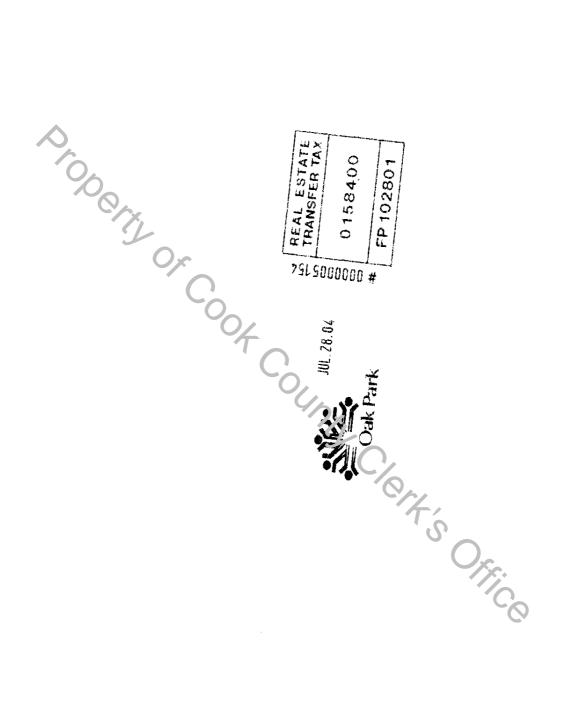
Attest:

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

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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 ar 1 official seal	
this 29th day of July	, 2004.
Commission expires 3-15-08 Notary Public	"OFFICIAL SEAL" MARIA A. CRISTIANO NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 3/15/2008
This instrument was prepared by: Pellegrini a	and Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.
Mail To:	Send Subsequent Tax Bills To:
	Taylor
	8 47-1 South Humphrey Avenue Oak Cark, IL 60304
	Oak Cark, it 80307
OR	75
Recorder's Office Box No.:	COOK COUNTY REAL ESTATE TRANSACTION TAX TRANSFE'S TAX
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	REVENUE STATE PAGE 15 FP351007
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COOK COUNTY

FP351024

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LEGAL DESCRIPTION:

UNIT 847-1 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. HOBB'S 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 847-1 South Humphrey, Oak Park, IL 60304. ber: 16 s

Cook County Clark's Office

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