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Warranty Deed

Doc#: 0422531068
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 08/12/2004 02:48 PM Pg: 1 of 2

(Individual to Individual)

GNT 04-0565

THE GRANTOR (S): Franklin Market Place Limited Partnership, an Illinois Partnership, by Silver Moon Properties, Inc. an Illinois Corporation, General Partner of 225 West Hubbard Street, Suite 600, Chicago, Illinois 60601 of the City of Chicago County of Cook State of Illinois for and in consideration of Ten (\$10.00) and no/100-----Dollars, and other valuable consideration-----in hand paid,

CONVEY AND WARRANT TO: URSCELLE A. BONNER, of 1107 N. Harding Chicago, Ill 60651, the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

UNIT 2-L IN FRANKLIN CLUB TOWNHOUSE CONDOMINIUM, AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 1 (EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT, A DISTANCE OF 100.00 FEET (THE EAST LINE OF SAID LOT ALSO BEING THE WEST LINE OF MARENGO AVENUE); THENCE WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT, A DISTANCE OF 58.0 FEET TO A POINT ON THE WEST LINE OF SAID LOT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, A DISTANCE OF 64.56 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF SAID LOT BEING A CURVED LINE CONVEX NORTHWESTERLY AND HAVING A RADIUS OF 1034.0 FEET, AN ARC DISTANCE OF 67.83 FEET TO THE PLACE OF BEGINNING (THE NORTHWESTERLY LINE OF SAID LOT ALSO BEING THE SOUTHEASTERLY LINE OF CIRCLE AVENUE)) TOGETHER WITH ALL OF LOTS 2 AND 3 IN BLOCK 3 IN RAILROAD ADDITION TO HARLEM IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 26, 1858 IN BOOK 160 OF MAPS, PAGE 5, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS 0329618086 AND AMENDMENTS THERETO, TOGETHER WITH SAID UNITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

SUBJECT TO: Covenants, Conditions, restrictions of record and general real estate taxes for the year 2003 and subsequent years.

- P.I.N.: 15-12-411-015-0000
- 15-12-411-018-0000
- 15-12-403-002-0000
- 15-12-403-004-0000

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 1051
JB 8/10/04
Approved/Date

COMMONLY KNOWN AS: 7306 Circle Forest Park, Illinois 60130

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, ALL 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.

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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 forever.

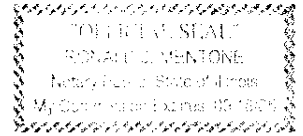
Dated this 11th day of August, 2004

X [Signature]
Thomas J. McCarthy Secretary of
Silver Moon Properties, Inc.

[Signature]
Lawrence M. Silver - President of
Silver Moon Properties, Inc.

State of Illinois, County of Cook SS: I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Thomas J. McCarthy, Secretary of Silver Moon Properties, Inc. and Lawrence M. Silver, President of Silver Moon Properties, Inc. personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 11th day of August, 2004



Commission Expires: September 18, 2005

[Signature]
NOTARY PUBLIC - RONALD J. MENTONE

This instrument prepared by: Ronald J. Mentone, Attorney at Law, 1807 North Broadway, Melrose Park, Illinois 60160

MAIL TO:

Gregory A Mitchell
188 W Randolph #726
Chicago IL 60601

ADDRESS OF PROPERTY

7306 Circle Forest Park, Ill 60130


SEND SUBSEQUENT TAX BILLS TO:

OR

Recorder's Office Box No. _____

STATE TAX

STATE OF ILLINOIS



AUG. 12. 04


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

1678900000

REAL ESTATE TRANSFER TAX
0036250
FP326669

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



AUG. 12. 04

REVENUE STAMP

0000137224

REAL ESTATE TRANSFER TAX
0018125
FP326670