

0425-10334

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WARRANTY DEED
JOINT TENANCY
Statutory (ILLINOIS)
(Individual to Individual)

Doc#: 0426148019
Eugene "Gene" Moore Fee: \$28.50
Cook County Recorder of Deeds
Date: 09/17/2004 11:29 AM Pg: 1 of 3

Each to a one-half interest

THE GRANTORS, MARANI VENTURES, L.L.C., of Forest 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 JOSE R. DeJESUS, SIVA K. MENON, and SHALINI NAYAR, of 101 North Euclid, 17, Oak Park, Illinois 60301, not as Tenants in Common, but as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

AS to an undivided one-half interest
See attached for legal description.

Subject To: General taxes for the year 2003/2004 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record, none of which provide for reverter, nor prohibit present use of property.

has been and will be Joint Tenants as Tenants in Common to be undivided one-half interest
Permanent Index Number: 16-07-406-009-0000 V. 142 (affects the underlying land).

Property Address: 240 South Oak Park Avenue, Unit 104, Illinois 60302.

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.

TO HAVE AND TO HOLD said premises, not as Tenants in Common, but as Joint Tenants, FOREVER.

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

Dated this 17th day of September, 2004

MARANI VENTURES, L.L.C.

By: 
Robert Marani-Member



SEP.-2.04

| | |
|--------------|--------------------------|
| # 0000005317 | REAL ESTATE TRANSFER TAX |
| | 0134400 |
| | FP 102801 |

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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 Robert Marani, personally known to me to be a Member of Marani Ventures, L.L.C., and 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 as such Member, signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal

this 7th day of September, 2004

Commission expires 3-15-08

Maria A. Cristiano
Notary Public



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

Mail To:

SIVA K. MENON
101 NORTH EUCLID AVENUE, UNIT #29
OAK PARK
IL 60301

Send Subsequent Tax Bills To:

DeJesus/Menon/Nayar
240 S. Oak Park Avenue #104
Oak Park, IL 60302

OR

Recorder's Office Box No.: _____.

COOK COUNTY REAL ESTATE TRANSACTION TAX

SEP. 17.04

REVENUE STAMP

STATE OF ILLINOIS

SEP. 17.04

COOK COUNTY

COOK COUNTY REAL ESTATE TRANSFER TAX

00084.00

FP51007

REAL ESTATE TRANSFER TAX

00168.00

FP351024

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0000000607

COOK COUNTY RECORDER EUGENE "GENE" MOORE MAYWOOD OFFICE

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LEGAL DESCRIPTION:

UNIT 104 AND P-3 IN THE AVENUE PARK CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 12 IN BLOCK 4 IN BLACKSTONE ADDITION TO OAK PARK, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, 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 24, 2004, AS DOCUMENT NUMBER 0417627004, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office