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

Doc#: 0500748002
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 01/07/2005 08:40 AM Pg: 1 of 4

THE GRANTORS, FOX PARTNERS, L.P., 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 MATTHEW WEIBLER and MEGAN STEWART, of 391 Poplar Avenue, Elmhurst, Illinois 60126, 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:

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: 16-08-102-004-0000 (affects underlying land).

Property Address: 445-1 North Lombard, Oak Park, 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.


Dated this 22ND day of December, 2004.

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

0410-12412

**FOX PARTNERS, L.P.
By: R. P. Fox & Associates, Inc., its General Partner**

By: 
MICHAEL FOX, Vice President


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Property of Cook County Clerk's Office



DEC 21, 04

# 000005758	REAL ESTATE TRANSFER TAX
	0124800
	FP102801

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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 Michael Fox, personally known to me to be the Vice-President of R.P. Fox & Associates, Inc., an Illinois corporation, 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 Vice-President, 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 his 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 22ND day of December, 2004.

Commission expires 3-15-08

"OFFICIAL SEAL"
MARIA A. CRISTIANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/15/2008

Maria A. Cristiano
Notary Public

This instrument was prepared by: Pellegrini and Cristiano, 5817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

DEAN G. GALANPOULOS
340 W. BUTTERFIELD RD
ELMHURST, IL 60126
04-1372

Send Subsequent Tax Bills To:

Weibler/Stewart
445-1 North Lombard
Oak Park, IL 60302

OR

Recorder's Office Box No.: _____

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX

JAN. 7.05

REVENUE ST

STATE TAX

COOK COUNTY
REAL ESTATE TRANSFER TAX

JAN 7.05

COOK COUNTY

0000000934

REAL ESTATE TRANSFER TAX
00077.75
FP351007

REAL ESTATE TRANSFER TAX
00155.50
FP351024

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 445-1 IN THE GARDEN GATE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1, 2, AND 3, AND THE EAST 25.77 FEET OF LOT 4 (EXCEPT THE WEST 10 FEET THEREOF) IN BLOCK 4 IN THE VILLAGE OF RIDGELAND, A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7 AND THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, 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 NOVEMBER 22, 2004, AS DOCUMENT NUMBER 0432744069, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S445-1, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 22, 2004, AS DOCUMENT NUMBER 0432744069.

Property Address: 445-1 North Lombard, Oak Park, Illinois 60302.

Permanent Index Number: 16-08-102-004-0000 (affects underlying land).

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