

UNOFFICIAL COPY



WARRANTY DEED

The Grantor, **OAK PARK AVENUE ASSOCIATES, L.P.** an Illinois limited partnership, 8231 West 135th Street, Tinley Park, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the authority given by the General Partner of said limited partnership, **CONVEYS** and **WARRANTS** to **VERNADEAN SWEAT**, in ~~Joint Tenancy, with rights of survivorship, and not as tenants in common~~ the following real estate situated in the County of Cook and State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 18549 Dearborn Court, Tinley Park, Illinois 60477

Property Identification Number: 31-06-216-055-0000

Subject to: SEE EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF

IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents by its General Partner, this 30TH day of December, 2004.

**OAK PARK AVENUE ASSOCIATES, L.P. an
Illinois limited partnership**

By: Curran Enterprises, L.L.C., its General Partner

By: Thomas M. Curran

BOX 334 CTI

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Thomas M. Curran, Jr., a manager of Curran Enterprises, L.L.C., the General Partner of Oak Park Avenue Associates, L.P., an Illinois limited partnership, 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 he signed and delivered said instrument as his own free and voluntary act as the free and voluntary act of said company for the uses and purposes therein set forth.

Given under my hand and NOTARIAL SEAL this 30th day of December, 2004.



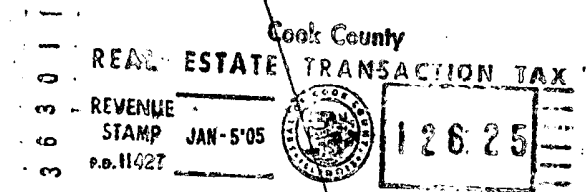
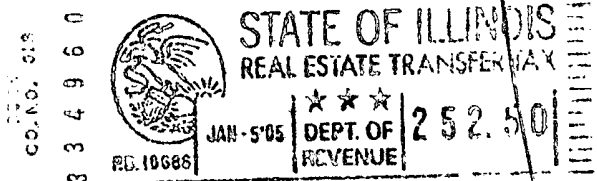
Gail M. Linhart
NOTARY PUBLIC

This Instrument Prepared By: Barbara Condit Canning
Burke, Warren, MacKay & Serritella, P.C.
330 North Wabash, 15th Floor
Chicago, Illinois 60611

Send Subsequent Tax Bills To: Oak Park Avenue Associates, L.P.
8231 West 185th Street
Suite 300
Tinley Park, Illinois 60477

Return Recorded Deed To: ~~Vernandean Sweat~~
~~18549 Dearborn Court~~
~~Tinley Park, Illinois 60477~~

Mail to: Mary Alice Kenny
16335 S. Harlem
Suite 400
Tinley Park, IL
60477



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 51, UNIT 4 IN WEST POINT MEADOWS UNIT 9 BEING A SUBDIVISION OF PART OF THE SOUTHWEST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 21, 2004, AS DOCUMENT NUMBER 0426519100, IN COOK COUNTY, ILLINOIS.

Property Address: 18549 Dearborn Court
Tinley Park, Illinois 60477

Tax Identification Number: 31-06-216-055-0000

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

- (i) Declaration of Covenants, Conditions and Restrictions for WEST POINT MEADOWS COMMUNITY ASSOCIATION ("Declaration") recorded with the Cook County Recorder of Deeds on October 5, 1999 as Document No. 99940254 as amended by the First Amendment to Declaration of Covenants, Conditions and Restrictions for WEST POINT MEADOWS COMMUNITY ASSOCIATION, recorded with the Cook County Recorder of Deeds on February 25, 2000 as Document No. 00141114 ("Declaration");
- (ii) Applicable zoning, planned development and building laws and ordinances and other ordinances of record;
- (iii) Covenants, conditions, agreements, building lines and restrictions of record;
- (iv) Easements to any municipality and public utility easements and easements recorded prior to closing, including those established by or implied from, the Declaration or any amendments thereto;
- (v) If any, rights of the public, the municipality and adjoining contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water detention basins located in or serving the property;
- (vi) All roads and highways, if any;
- (vii) General real estate taxes not yet due and payable; and
- (viii) Title objections caused by Grantee or anyone claiming through Grantee.