

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)  
(Individual to Individual)



Doc#: 0506248100  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/03/2005 11:46 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 SHEILA E. LANGE\*, of 911 North Campbell, Chicago, Illinois 60622, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *\*unmarried*

See attached for legal description.

Subject To: General taxes for the year 2004 / 2005 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, if any.

Permanent Index Number: 16-07-420-001-0000 (affects underlying land).

Property Address: 609-3W West Washington, 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.

Dated this 28<sup>th</sup> day of February, 2005.

Fox Partners, L.P.  
By: R. P. Fox & Associates, Inc., its General Partner


By:   
Michael Fox, Vice President

0403-09327  
PRAIRIE TITLE  
6821 W. NORTH AVE  
OAK PARK, IL 60302


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Property of Cook County Clerk's Office

STATE TAX	STATE OF ILLINOIS	# 0000001015	REAL ESTATE TRANSFER TAX
	 MAR.-3.05		0022300
	COOK COUNTY		FP351024

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000000926	REAL ESTATE TRANSFER TAX
	 MAR.-3.05		0011150
	REVENUE STAMP		FP351007

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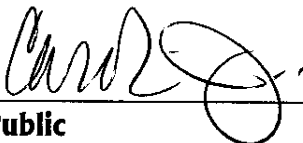
State of Illinois  
County of Cook (ss)

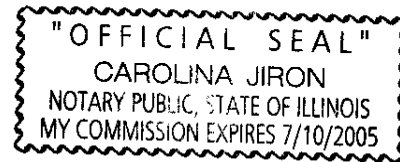
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that Michael Fox, personally known to me to be the Vice-President of R.P. Fox & Associates, Inc., an Illinois corporation, and personally known to me to be the same person whose name is subscribed 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 28<sup>th</sup> day of February, 2005.

Commission expires 7-10-05

  
\_\_\_\_\_  
Notary Public



This instrument was prepared by: Pellegrini and Cristiano, 6317 West North Avenue, Oak Park, Illinois 60302.

Mail To:

EDWARD J. MALISZEWSKI JR Esq.  
840 S. OAK PARK AVE  
OAK PARK IL 60304

Send Subsequent Tax Bills To:

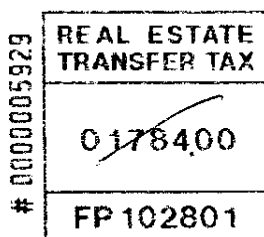
Lange  
609-3W Washington  
Oak Park, IL 60302

OR

Recorder's Office Box No.: \_\_\_\_\_.



FEB. 22. 05



# UNOFFICIAL COPY



A POLICY ISSUING AGENT OF  
FIDELITY NATIONAL TITLE INSURANCE COMPANY

COMMITMENT NO. 0403-09327

## SCHEDULE A

*(continued)*

### LEGAL DESCRIPTION

UNIT 609-3W IN THE EASTON PLACE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 AND 2 IN D.J. KENNEDY'S RESUBDIVISION OF LOTS 2, 4 AND 6 IN FRINK AND COLEMAN'S SUBDIVISION OF BLOCK 6 IN OGDEN AND JONES' SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO

ALL OF LOT 1 AND LOT 3 (EXCEPT THE SOUTH 55 FEET OF SAID LOT 3) IN FRINK AND COLEMAN'S SUBDIVISION OF BLOCK 6 IN OGDEN AND JONES' SUBDIVISION OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ 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 APRIL 21, 2004 AS DOCUMENT NUMBER 0411227001, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS