

UNOFFICIAL COPY

WARRANTY DEED Statutory (Illinois)

THE GRANTORS, Marcus Nelson and Tonya Nelson, husband and wife, as tenants by the entirety, of the City of Oak Forest, County of Cook, State of Illinois, for and in consideration of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration on hand paid, **CONVEY** and **WARRANT** to Kimberly A. Willingham the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

FIRST AMERICAN TITLE

ORDER # 105243C

Parcel 1:

UNIT 06 AND UNIT G-06 IN THE SUN VALLEY OAK FOREST CONDOMINIUM AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 15 IN ARTHUR T. MCINTOSH AND COMPANY'S LARAMIE ACRES BEING A SUBDIVISION OF THE EAST 26 2/3 ACRES OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER IN SECTION 16, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPLE MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED ON JANUARY 29, 2003 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0030133534, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Parcel 2:

THE EXCLUSIVE RIGHT TO THE PARKING SPACLE NUMBER LCE G-06, A LIMITED COMMON ELEMENT (LCE), AS DELINEATED ON THE PLAT OF SURVEY AND THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF UNIT NUMBER 06, AS ARE SET FORTH IN DECLARATION; THE GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS AS SET FORTH IN SAID DECLARATION FOR THE REMAINING LAND DESCRIBED THEREIN.

Property address: 5251 West 157th Street, Unit #6, Oak Forest, IL 60452

PIN: 28-16-303-060-1006 (Unit 06); 28-16-303-060-1014 (Unit G-06)

Subject to the following, if any: (a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways, if any; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.



Doc#: 0511214089
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/22/2005 08:42 AM Pg: 1 of 3

(3)
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Property of Cook County Clerk's Office

STATE OF ILLINOIS
STATE TAX
APR. 20. 05
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000008365

REAL ESTATE TRANSFER TAX
00172.00
FP 103027

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
APR. 20. 05
REVENUE STAMP

0000008571

REAL ESTATE TRANSFER TAX
00086.00
FP 103028

