

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)

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 MICHELE M. SCAVONE, of 1037 North Wood Street, 3F, Chicago, Illinois 60622, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

* and Eugene Plascak,
as joint tenant with
rights of survivorship



Doc#: 0514034083
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 05/20/2005 12:24 PM Pg: 1 of 3

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: 14 06 119 001 0000 V. 474 (affects underlying land).

Property Address: 6139-1 North Hoyne, Chicago, Illinois 00659.

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, all 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.

0410.12580
PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

Dated this 5TH day of May, 2005.

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

By: 
Michael Fox, Vice President

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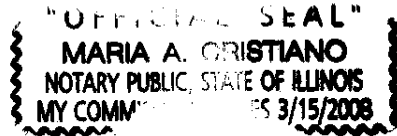
State of Illinois
County of Cook (ss)

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 5th day of May, 2005.

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:

Stephanie K Kearney
900 North Shore Drive
Lake Bluff, IL 60044

Send Subsequent Tax Bills To:

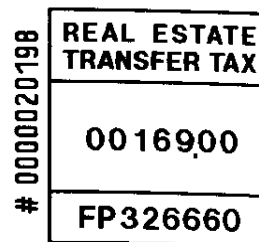
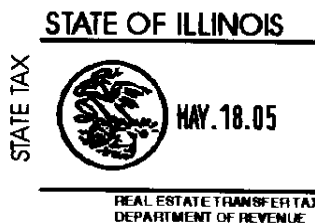
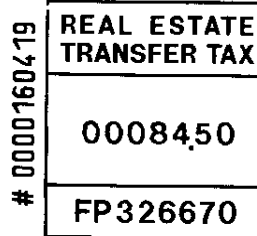
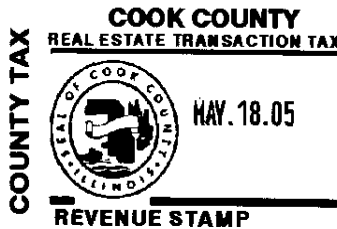
Scavone/Piaseak
6139-1 North Hoyne
Chicago, IL 60659

OR

Recorder's Office Box No

City of Chicago
Dept. of Revenue
380548
05/19/2005 07:42 Batch 02235 2

Real Estate
Transfer Stamp
\$1,267.50



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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 6139-1 IN THE RIDGEWOOD CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOTS 24, 25, AND 26 IN IRVING M. FLAMM AND OTHERS ADDITION TO NORTH EDGEWATER, A SUBDIVISION OF THAT PART OF SOUTH 60 RODS OF THE EAST 65 2/3 RODS OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF CENTER OF NORWOOD STREET (EXCEPT THE WEST 5 ACRES THEREOF AND EXCEPT THE EAST 4 ACRES THEREOF AND EXCEPT THAT PART OF SAID TRACT HERETOFORE DEDICATED FOR PUBLIC STREET) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 27, 2004, AS DOCUMENT NUMBER 0424039075, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S6139-1, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED AUGUST 27, 2004 AS DOCUMENT NUMBER 0424039075.

Property Address: 6139-1 North Hoyne, Chicago, Illinois 60659.

Permanent Index Number: 14-06-119-001-0000 V. 474 (affects underlying land).