

STS072370 Dig/2

WARRANTY DEED

UNOFFICIAL COPY



Doc#: 0516602019
Eugene "Gene" Moore Fee: \$26.00
Cook County Recorder of Deeds
Date: 06/15/2005 08:29 AM Pg: 1 of 2

MAIL TO:

Joyce Ford-Gradel
PO Box 1577
Oak Park, IL 60304

NAME & ADDRESS OF TAXPAYER:

Connie Strait
1130 N. Harlem, Unit B
River Forest, IL 60305

THE GRANTOR(s), KMA REAL ESTATE DEVELOPMENT LLC, An Illinois Limited Liability Company, of 2709 Majestic Oaks Lane, St. Charles, IL 60174, by and through its sole Manager and sole Member, RICHARD LAMZ, for and in consideration of Ten and No/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, **CONVEY(s) AND WARRANT(s)** to Connie Strait, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

PARCEL 1: UNIT 1130B IN DOMINICAN MANOR CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 23 AND LOT 24 IN GREY & BRAESE'S RESUBDIVISION OF LOTS 1, 8 THROUGH 11, 14 THROUGH 16 IN BROGUE'S ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND THE EAST THIRD OF THE WEST 1/2 OF SAID SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0434119070 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

PARCEL 2: AN EXCLUSIVE RIGHT TO USE OF PARKING SPACE F-5 AS LIMITED COMMON ELEMENTS AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFOREMENTIONED RECORDED AS DOCUMENT 0434119070

Subject only to the following, if any: 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

and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

Permanent Real Estate Index Number: 15-01-403-023-0000 & 15-01-403-024-0000
Property Address: 1130 N. Harlem, Unit B, River Forest, IL 60305

Dated this 28th day of April, 2005

KMA REAL ESTATE DEVELOPMENT LLC
An Illinois Limited Liability Company

By: [Signature] (Seal)
RICHARD LAMZ, Sole Member

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 04/26/05 Amt Paid \$241.00
mu

BOX 334 CTY

STATE OF ILLINOIS

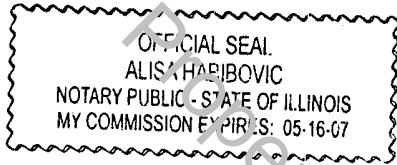
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COUNTY OF COOK

) ss.
)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT RICHARD LAMZ, sole Member of KMA REAL ESTATE DEVELOPMENT LLC An Illinois Limited Liability Company, 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, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 28th day of April, 2005



Alisa Habibovic

NOTARY PUBLIC

My commission expires: 5-16-07

STATE OF ILLINOIS	# 0000005232	REAL ESTATE TRANSFER TAX
JUN.-8.05		00240.00
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 103032

COUNTY-ILLINOIS TRANSFER STAMP

NAME and ADDRESS OF PREPARER:

Richard A. Magnone
Reda | Ciprian | Magnone LLC
8501 W. Higgins
Suite 440
Chicago, Illinois 60631

COUNTY TAX REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000005304	REAL ESTATE TRANSFER TAX
	JUN.-8.05		00120.00
			FP 103034