

# UNOFFICIAL COPY



WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

0506-15833

Doc#: 0519448015  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 07/13/2005 11:22 AM Pg: 1 of 3

THE Grantor, Jennifer Giles, a single woman, of 7243 W. Madison, Unit 305, Forest 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 Scott D. Eagan, a single man, of 814 Southmoor, Round Lake Beach, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal: PARCEL 1: UNIT NUMBER 7956-3E, IN KEYSTONE CROSSING CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE SOUTH 1/2 OF LOT 6 IN BLOCK 7 IN GALE AND BLOCKI'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 15, 1998 AS DOCUMENT NUMBER 98404151; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-9, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 98404151.

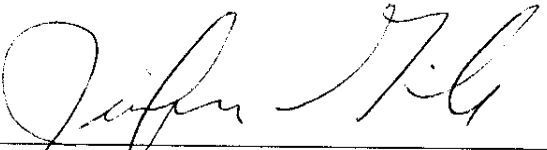
Subject To: general real estate taxes not due and payable at the time of Closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate.

Property Address: 7956 W. Madison, Unit 3E, River Forest, IL

Permanent Index Number: 15-12-318-042-1011 vol. 182

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD SAID PREMISES, FOREVER.

Dated this 30 day of June, 2005

  
Jennifer Giles

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

(2)  
3

# UNOFFICIAL COPY

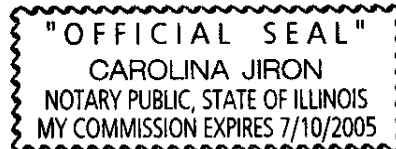
State of Illinois  
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jennifer Giles, a single woman, 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 she signed, sealed and delivered the said instrument as her 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 official seal

this 30<sup>th</sup> day of June, 2005.

Commission expires 7.10.05



Notary Public [Signature]

This instrument was prepared by Pellegrini & Crisjano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

Mr. Roderick D. Thomas  
9909 W. Roosevelt Road, Suite 101  
Westchester, IL 60154

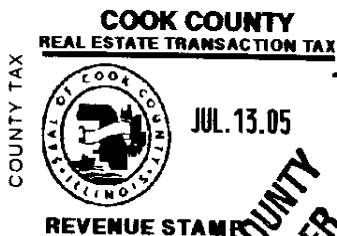
Send Subsequent Tax Bills To:

Eagan  
7956 W. Madison, Unit 3E  
River Forest, IL 60305

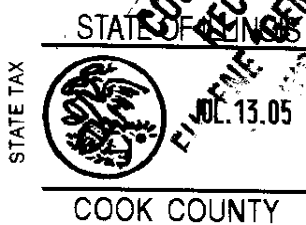
OR

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

VILLAGE OF RIVER FOREST  
Real Estate Transfer Tax  
Date 6/16/05 Amt Paid 139.00  
PN



REAL ESTATE TRANSFER TAX
0006850
FP351007



REAL ESTATE TRANSFER TAX
0013700
FP351024

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## VILLAGE OF RIVER FOREST

400 PARK AVENUE  
RIVER FOREST, ILLINOIS 60305

### ZONING CERTIFICATE OF OCCUPANCY (CONFORMING USE)

June 28, 2005

A certificate of occupancy is hereby issued for the conforming use of the building located in the Village of River Forest, Illinois at 7956 Madison Street, #3E which building is now being used as a Single Family Residence in a Condominium and is located in the "C2" Central Commercial District under the River Forest Zoning Regulations.

This Zoning Certificate of Occupancy is issued with the expressed understanding that the use must always remain Single Family in accordance with the Zoning Ordinance of the Village of River Forest.

This certificate does not authorize any change in the use or any alteration or reconstruction of the building or any extension or enlargement thereof, except in accordance with the requirements of the Zoning Ordinance, as amended, the Building Code and other pertinent Ordinances of the Village of River Forest, Illinois.

NOTE: A new certificate is required for each change in use, or after alteration of said premises, and a new certificate voids any certificate of prior date.

*Gregory W. Kramer*

Director of Public Works

cc: Seller  
Geo File