

First American Title
Order # 1022081

UNOFFICIAL COPY



WARRANTY DEED

Doc#: 0519602255
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 07/15/2005 02:55 PM Pg: 1 of 4

MAIL TO:

GARY R. LIPA, ATTORNEY
230 S. DEARBORN ST Room. 2920
CHICAGO IL 60604

NAME & ADDRESS OF TAXPAYER:

BRIDGET E. LAHART
247 W. WASHINGTON UNIT 2B
OAK PARK, IL 60302

THE GRANTOR (S), 237 WASHINGTON LIMITED PARTNERSHIP, an Illinois Limited Partnership of the town of Addison, County of Cook State of Illinois for and in consideration of Ten DOLLARS and other goods and valuable considerations in hand paid, CONVEY (S) AND WARRANT (S) To BRIDGET E. LAHART, GRANTEES' ADDRESS; 12442 S. Meade., Village of Palos Heights, State of Illinois, all interest in the following described real estate situated in the County of Cook in the State of Illinois, to wit:

(SEE ATTACHED)

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 property forever.

Property Index Number: 16-08-319-004 & 005-0000
Property Address: 247 W. Washington #2B, Oak Park, IL 60302

Dated this 29 Day of June, 2005

237 WASHINGTON LIMITED PARTNERSHIP:
By: It's General Partner, Northridge Holdings Ltd.

Glenn Mueller (SEAL)
Glenn Mueller, President



MAR. 11. 05


* 000000997	REAL ESTATE TRANSFER TAX
	01560.00
	FP 102801

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STATE OF ILLINOIS }ss.
 COUNTY OF COOK }

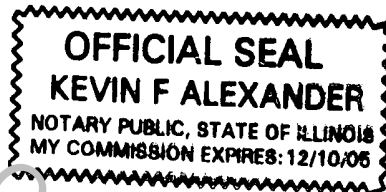
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that GLENN MUELLER, President of Northridge Holdings, Ltd., General Partner of 237 WASHINGTON LIMITED PARTNERSHIP, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the instruments 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 29th day JUNE, 2005.


 Notary Public

NAME AND ADDRESS OF PREPARER:

Kevin F. Alexander
137 N. Oak Park Ave. #210
Oak Park, IL 60301



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LEGAL DESCRIPTION - EXHIBIT A

Legal Description: Unit No. 247-2B, in Terra Cotta Court Condominium, as delineated on a plat of survey of the following described tract of land: Lots 7, 8 and 9, in the Resubdivision of Lots 20 to 23, 46 to 49 and 72 to 77, all inclusive and portions of alley vacated by the town board of Oak Park of O.R. Erwin's Subdivision of the South 1466.5 feet of the East half of the West half of the Southwest quarter of Section 8, Township 39 North, Range 13 East of the Third Principal Meridian, which plat of survey is attached as Exhibit "A" to the declaration of condominium ownership recorded February 26, 2004 as document no. 0405739007, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Permanent Index #'s: 16-08-319-005-0000 (Vol. 142) and 16-08-319-004-0000 (Vol. 142)

Property Address: 247 Washington, Unit 2B, Oak Park, Illinois 60302

STATE TAX

STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

JUL 11 05

0000012508

REAL ESTATE TRANSFER TAX	00195.00
FP 103027	

COUNTY TAX

REVENUE STAMP

ILLINOIS

COOK COUNTY REAL ESTATE TRANSFER TAX

JUL 11 05

0000012716

REAL ESTATE TRANSFER TAX	00097.50
FP 103028	

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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE DECLARATION OF CONDOMINIUM; 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.

NO TENANT OF THE UNIT HAS ANY RIGHT OF FIRST REFUSAL.

Cook County Clerk's Office