UNOFFICIAL COPY



PREPARED BY:

Ansani & Ansani 1411 W. Peterson Ave. Suite 202 Park Ridge, IL 60068

MAIL TAX BILL TO:

Kevin McMahon 839 Lathrop Unit GW Forest Park, IL

MAIL RECORDED DEED TO:

Kevin McMahon 839 Lathrop Unit GW Forest Park, IL



Doc#: 0523814183 Fee: \$26.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Gook County Recorder of Deeds

Date: 08/26/2005 01:25 PM Pg: 1 of 2

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Eric A Rossi, a single man, of the City of Westchester, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Kevin J McMahon, a single man, of 846 Washington B vd., Oak Park, IL 60302, all right, title, and interest in the following described real estate situated inthe County of COOK, State or Illinois, to wit:

Parcel 1: Unit 839-GW in the Park View Condominiums of Forest Park as depicted on the plat of survey of the following described real estate: Lots 1, 2, and 3 in Block 6 in the Subdivision of Block 4 the North 188.95 feet of the East 197.10 feet of Block 5, Block 6, the Southwest 1/4 of Block 7, Blocks 8, 15 and Block 18 (except the West 50 feet of the South 125 feet thereof), all in Joseph K. Dunlop's Subdivision of the West 1/2 of the Southwest 1/4 and that part of the East 1/2 of the East 1/2 of the Southwest 1/4 lying Southeast of the center of Des Plaines Avenue in Section 13, 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 me Declaration of Condominium Ownership recorded May 1, 2003 in the Office of the Recorder of Deeds of Cook County, Illinois, as Decument No. 0312145004 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 Space Number P-12 as limited common crements "LCE" as delineated on the plat of survey and the rights and easements for the benefit of Unit Number 839-GW as set forth in the Declaration, the grantor reserves to itself its successors and assigns, the right and easements as set forth in said Declaration for the remaining land described therein.

Permanent Index Number(s): 15-13-304-034-1003 Property Address: 839 Lathrop Unit GW, Forest Park, II

Subject, however, to the general taxes for the year of 2004 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all r	ights under	and by virtue	e of the Homestea	d Exemptions	Laws of the	State of Hinois.	
Hereby releasing and warving an i	. A	1		· ``			

STATE OF ILLINOIS Attorneys' Title Guaranty Fund, Inc. SS. 33 N. Dearborn, Suite 650 COUNTY OF COOK Chicago, Illinois 60602-3104

(312) 372-1735

Warranty Deed: Page 1 of 2

FOR USE IN: ALL STATES

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· Warranty Deed - Continued

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Eric A Rossi, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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

My commission expires:

Exempt under the provisions of paragraph

DOOD OX COOK

VILLAGE OF FOREST PARK PROPERTY COMPLIANCE



AUG.17.05

000003739 REAL ESTATE TRANSFER LAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0011450

FP326652

COOK COUNTY REAL ESTATE TRANSACT'



AUG: 17:05

REVENUE STAMP

REAL ESTATE 0004018952 TRANSFER TAX

0005725

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