

UNOFFICIAL COPY

WARRANTY DEED
TENANTS BY THE ENTIRETY
Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0529354001 Fee: \$30.00
Eugene "Gene" Moore HHSF Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/20/2005 10:28 AM Pg: 1 of 4

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 COLIN A. BOGAN and SARAH H. BOGAN, husband and wife, of 21 South Glenwood Street, Palatine, Illinois 60067, not as Joint Tenants, ~~or as Tenants in Common, but as Tenants by the Entirety~~, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached for legal description

Subject To: General taxes for the year 2004/2005 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions, and restrictions of record, none of which provide for reverter, nor prohibit present use of property.

Permanent Index Number: 16-07-117-006-0000 V. 141 (affects underlying land).

Property Address: 807-3 West Erie, Oak Park, Illinois 60302.

0507-16427
10F2

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, its 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. TO HAVE AND TO HOLD said premises, not as Joint Tenants, or as Tenants in Common, but as Tenants by the Entirety, FOREVER.

Dated this 30TH day of September, 2005.

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

By: [Signature]
MICHAEL FOX, Vice President

PRAGUE TITLE
6821 W. ...
OAK PARK, IL 60452

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3

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Property of Cook County Clerk's Office




SEP 20 05

REAL ESTATE TRANSFER TAX
0.145676
FP 102807

STATE TAX

STATE OF ILLINOIS



OCT. 20.05


COOK COUNTY

0000001854

REAL ESTATE TRANSFER TAX
0018150
FP351024

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. 20.05

REVENUE STAMP

0000001760

REAL ESTATE TRANSFER TAX
0009075
FP351007

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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 30TH day of September, 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:

Colin Bogan
21 South Glenwood
PALATINE IL 60067

Send Subsequent Tax Bills To:

Colin A. & Sarah H. Bogan
837 West Erie
Oak Park IL 60302

21 South Glenwood
Palatine IL 60067

OR

Recorder's Office Box No.: _____

Recorder's Office

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 807-3 IN THE AVENUE SQUARE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 AND THE EAST 20 FEET OF LOT 2 AND THE EAST 1/2 OF LOT 3, THE EAST 20 FEET OF THE WEST 1/2 OF LOT 3 AND THE NORTH 30 FEET OF THE EAST 190.6 FEET OF LOT 4 IN O. W. HERRICK'S SUBDIVISION OF LOT 9 IN BLOCK 1 IN KETTLESTRING'S ADDITION TO HARLEM IN THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED AUGUST 19, 2005, AS DOCUMENT NUMBER 0523134063, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S807-3, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED AUGUST 19, 2005, AS DOCUMENT NUMBER 0523134063.

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