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

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, das Tenants in Common, but as & Terrants by the tirety, the following described Real Fstate situated in the County of Cook in the State of Illinois, to wit:



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

See attached for legal description

Subject To: General taxes for the yea 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, it 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 (affacts underlying land).

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

0507-16427 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, (s) ights and easements appurtenant to the above described real estate, the rights and easements for the bencit 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.

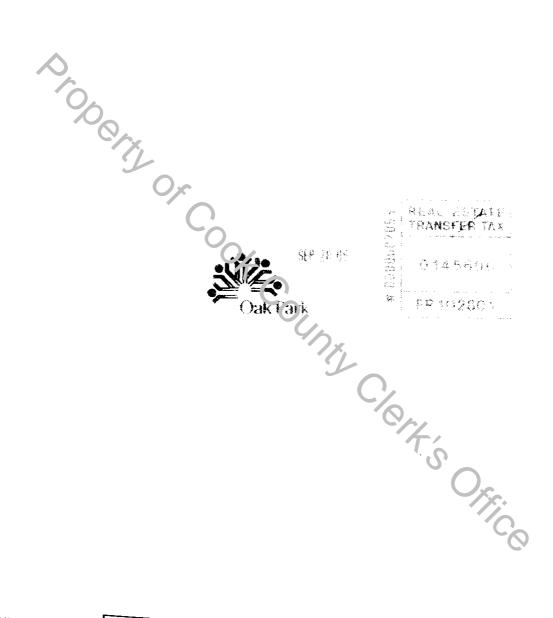
By: R. P. Fox & Associates, Inc., its General Partner

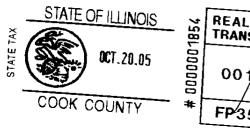
MICHAEL FOX, Vice President

PRAITIE TITLE CONTE

0529354001 Page: 2 of 4

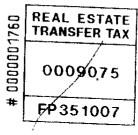
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0529354001 Page: 3 of 4

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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.

ree and voluntary and aleed of said corporation, for and	, 4000 4110 F 111 F 111
Given under my hand and official seal	
this 30Th day of September, 2005.	"OFFICIAL SEAL" MARIA A CRISTIANO
Commission expires	NOTARY PUBLIC, STATE OF ILLIHOIS MY COMMISSION EXPIRES 3/13/2006
Notary Public	
This instrument was prepared by: Pellegrini and Cricuano	o, 6817 West North Avenue, Oak Park, Illinois 60302.
Mail To:	Send Subsequent Tax Bills To:
Calin Bagan	Colin A. & Sarah H. Bogan
21 500th 6/enwood	837 P Wost Erie > Oak F7. 15 V= 60302
	21 Souls Glenwood
OR	21 South Glenwood Palatine IL 60067
Recorder's Office Box No.:	
	1/6

0529354001 Page: 4 of 4

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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 0523134065.

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

Permanent Index Number: 16-07-117-006-000) V. 141 (affects underlying land).