



0531148043D

WARRANTY DEED

Doc#: 0531148043 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/07/2005 10:34 AM Pg: 1 of 3

Statutory (ILLINOIS)
(Individual to Individual)

THE GRANTOR, THREE OAKS DEVELOPMENT, INC., an Illinois Corporation, 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 JANICE JOHNSON, of 8919 Gerritsen, Brookfield, Illinois 60513, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

0507-16133 1st 3

PRAIRIE TITLE
6821 W. NORTH AVE
OAK PARK, IL 60007

See attached for legal description.

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.

Permanent Index Number: 15-13-210-001-0000 (affects underlying land).

Property Address: 7442 Adams, Unit H2, Forest Park, Illinois 60130.

Note: The tenant of said unit has either waived or failed to exercise the right of first refusal.

Grantor also hereby grants to the grantee, its successors and assigns, as 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.

Dated this 27TH day of October, 2005.

THREE OAKS DEVELOPMENT, INC., an Illinois Corporation

By: James Digre
James Digre, its President

Attest: Marion Digre
Marion Digre, its Secretary

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 1745
UNW 10/27/05
Approved/Date

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 JAMES DIGRE, personally known to me to be the President of THREE OAKS DEVELOPMENT, INC., an Illinois corporation, and MARION DIGRE, personally known to me to be the Secretary of THREE OAKS DEVELOPMENT, INC., and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President and Secretary, 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 their 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 27TH day of October, 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:

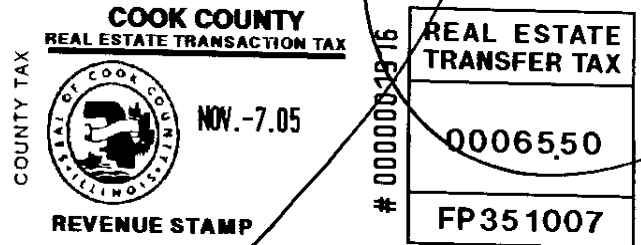
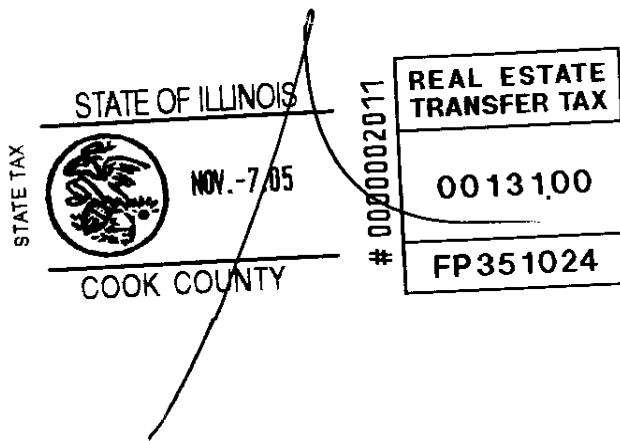
JANICE M. JOHNSON
7442 Adams Street
#H2
Forest Park, IL 60130

Send Subsequent Tax Bills To:

Janice N. Johnson
7442 Adams, Unit H2
Forest Park, IL 60130

OR

Recorder's Office Box No.: _____



UNOFFICIAL COPY

LEGAL DESCRIPTION:

PARCEL 1:

UNIT H2 IN THE MORGAN COURT CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOTS 1 AND 2 IN FARLEY'S SUBDIVISION OF BLOCK 3 OF FARLEY'S ADDITION TO HARLEM IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 25, 2005, AS DOCUMENT NUMBER 0520645040, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-H2, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JULY 25, 2005, AS DOCUMENT NUMBER 0520645040.

Property Address: 7442 Adams, Unit H2, Forest Park, Illinois 60130.

Permanent Index Number: 15-13-210-001-0000 (affects underlying land).

Property of Cook County Clerk's Office