

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0534654045 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/12/2005 03:21 PM Pg: 1 of 3

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 NURAH ALEWEIDAT, of 2209 North 75th Court, Elmwood Park, Illinois 60707, 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: 15-13-210-001-0000 (affects underlying land).

Property Address: 7438 Adams, Unit J3, Forest Park, Illinois 60130.

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

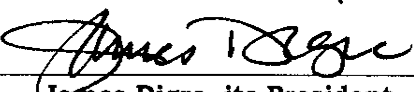
Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, afore said, and grantor reserves to itself, its successors 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 21ST day of November, 2005.

THREE OAKS DEVELOPMENT, INC., an Illinois Corporation

By: 
James Digre, its President

Attest: 
Marion Digre, its Secretary

0507-16440
PRAIRIE TITLE INC.
6821 NORTH AVENUE
OAK PARK, IL 60302

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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 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 21ST day of November, 2005.

Commission expires 3-15-08

Maria A. Cristiano
Notary Public

"OFFICIAL SEAL"
MARIA A. CRISTIANO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3/15/2008

This instrument was prepared by: Pellegrini and Cristiano 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:
Nichole Capraro
1010 Lake Street, Ste 612
Oak Park IL 60301

Send Subsequent Tax Bills To:
Aleweidat
7438 Adams, SS
Forest Park, IL 60130

OR

Recorder's Office Box No.: _____.

COOK COUNTY
REAL ESTATE TRANSACTION TAX
DEC. 12. 05
REVENUE STAMP

0000002201
REAL ESTATE
TRANSFER TAX
00064.25
FP351007

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No. 1794
LMD 11/21/05
Approved/Date

STATE OF ILLINOIS
STATE TAX
DEC. 12. 05
COOK COUNTY

0000002279
REAL ESTATE
TRANSFER TAX
00128.50
FP351024

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT J3 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-J3, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JULY 25, 2005, AS DOCUMENT NUMBER 0520645040.

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Property of Cook County Clerk's Office