

UNOFFICIAL COPY



WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)

Doc#: 0602648037 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/26/2006 12:43 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 GRISELDA URCINO, of 2431 West Homer, Chicago Illinois 60647, 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: Covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for the year 2004/2005 and subsequent years.

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

Property Address: 7442 Adams, Unit H3, Forest Park, Illinois 60130.

FILED
RECORDED
COOK COUNTY ILLINOIS
JAN 26 2006

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.

0507-16434 2054

Dated this 29TH day of December, 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. 1848
UM 12/28/05
Approved/Date

3

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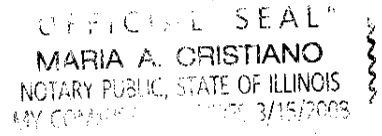
State of Illinois
County of Cook (ss)

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 29TH day of December, 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:

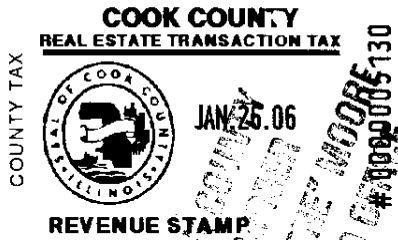
JOSEPH LAZZAR
7246 W. TROUP AVE.
CHICAGO IL 60637

Send Subsequent Tax Bills To:

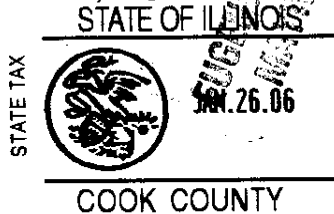
Griselda Urcino
7442 Adams, Unit H3
Forest Park, IL 60130

OR

Recorder's Office Box No.: _____



REAL ESTATE TRANSFER TAX
0007000
FP351019



REAL ESTATE TRANSFER TAX
0014000
FP351010

0000005646

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT H3 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-H3, 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 H3, Forest Park, Illinois 60130.

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

Property of Cook County Clerk's Office