

UNOFFICIAL COPY

WARRANTY DEED
~~TENANCY BY THE ENTIRETY~~
Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0606754090 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2006 02:55 PM Pg: 1 of 3

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 ~~JEROME N. DUMM and ASHLEY RENEE WALTER, husband and wife~~, of 1110 Colorado Avenue, Aurora, Illinois 60506, ~~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: *married to Jerome N. Dumm*

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

Property Address: 219-3E North Oak Park Avenue, Oak Park, Illinois 60302.

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.

0507-116642
PRAIRIE TITLE INC.
6821 NORTH AVENUE
OAK PARK, IL 60302

Dated this 24th day of February, 2006.

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

By: 
MICHAEL FOX, Vice President

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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.

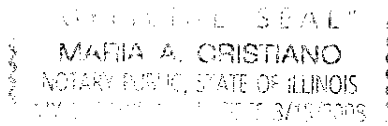
Given under my hand and official seal

this 24th day of February, 2006.

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:

Jeffery McElroy
663 Birchwood DR.
Yorkville, IL 60560

Send Subsequent Tax Bills To:

Damm/Walter
2145E North Oak Park Avenue
Oak Park, IL 60302

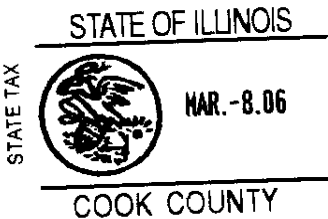
OR

Recorder's Office Box No.: _____

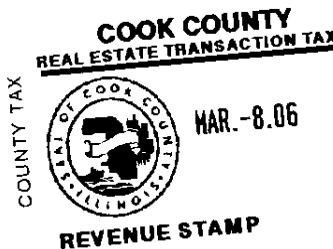


FEB. 23. 06

0000007466
REAL ESTATE TRANSFER TAX
0147200
FP 102801



0000002857
REAL ESTATE TRANSFER TAX
0018400
FP351024



0000002743
REAL ESTATE TRANSFER TAX
0009200
FP351007

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 219-3E 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 S219-3E, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED AUGUST 19, 2005, AS DOCUMENT NUMBER 0523134063.

Property Address: 219-3E North Oak Park Avenue, Oak Park, Illinois 60302.

Permanent Index Number: 16-07-117-006-0000 V. 1-11 (affects underlying land).

Property of Cook County Clerk's Office