

First American Title

Order # 1375034

WARRANTY DEED

TENANTS BY THE ENTIRETY

Statutory (ILLINOIS)

(Individual to Individual)

UNOFFICIAL COPY



Doc#: 0611420049 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/24/2006 09:00 AM Pg: 1 of 2

THE Grantor, Gone 2 Playa, Inc., an Illinois Corporation, of Kildeer, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Stephen C. Vidmer, an unmarried man, of 71 N. Brainard, LaGrange, IL, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Legal: PARCEL 1: UNIT NO. 1N, IN THE GROVE VICTORIAN CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 3 IN BLOCK 2 IN HIATT'S SUBDIVISION OF THE NORTH 1/2 OF THE EAST 40 ACRES OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED DECEMBER 23, 2005, AS DOCUMENT NO. 0535745030, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS  
PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF GARAGE SPACE NO. G-1 AS A LIMITED COMMON ELEMENT AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NO. S-1N, AS A LIMITED COMMON ELEMENT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND SURVEY ATTACHED THERETO, RECORDED AS DOCUMENT. NO 0535745030.

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; terms, provisions, covenants and conditions of the Declaration of Condominium and all amendments; public and utility easements including any easements established by or implied from the Declaration of Condominium or the amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Condominium Property Act; installments due after the date of Closing or general assessments established pursuant to the Declaration of Condominium.

Property Address: 109 S. Grove, Unit 1N, Oak Park, IL 60302  
Permanent Index Number: 16-07-305-013-0000 (affects underlying land)  
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, as rights and easements appurtenant to the subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; 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 4th day of April, 2006

Gone 2 Playa, Inc.

Irene Briskey, President

gzb

# UNOFFICIAL COPY

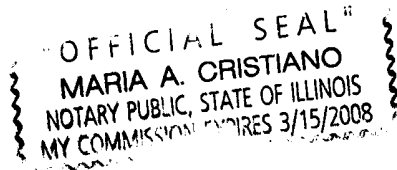
State of Illinois  
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Irene Briskey, President of Gone 2 Playa, Inc., 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 President, signed, sealed and delivered the said instrument, pursuant to authority given by the Board of Directors and Shareholders of said Corporation, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal

this 4th day of April, 2006.

Commission expires 3-15-08



Notary Public Maria A. Cristiano

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

Mail To:

Ms. Margaret Cahill  
Attorney at Law  
810 Arlington  
LaGrange, IL 60525

Send Subsequent Tax Bills To:

Mr. Stephen C. Vedmer  
109 S. Grove, Unit 1N  
Oak Park, IL 60302

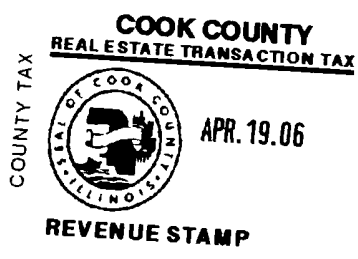
OR

Recorder's Office Box No.: \_\_\_\_\_

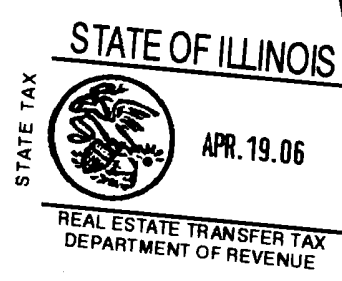


APR.-4.06

# 0000007603	REAL ESTATE TRANSFER TAX
	0292000
	FP 102801



# 0000025621	REAL ESTATE TRANSFER TAX
	0018250
	FP 103028



# 0000025417	REAL ESTATE TRANSFER TAX
	0036500
	FP 103027