

# UNOFFICIAL COPY

## WARRANTY DEED

0602-198631 of 2  
Statutory (ILLINOIS)  
(Individual to Individual)



Doc#: 0616048049 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/09/2006 10:04 AM Pg: 1 of 3

THE GRANTOR, SAIBREAS, 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 JEFF BEELER, of 717 West Melrose, Chicago, Illinois 60657, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached for legal description.

Subject only to the following, so long as they do not interfere with the use of the premises as a residential condominium: 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 2005/2006 and subsequent years. Seller is not aware of any special taxes or assessments for improvements not yet completed or other assessments or installments thereof not due and payable. Seller further represents that the property, as improved, will comply with applicable zoning and building laws and ordinances.

Permanent Index Number: 16-18-229-027-0000 V. 140 (affects underlying land).

Property Address: 520-3 West Harrison, Oak Park, Illinois 60304.

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 25<sup>th</sup> day of May, 2006.

SAIBREAS, INC., an Illinois Corporation

By: Harry Walsh  
Harry Walsh, its President

Attest: Timothy Magee  
Timothy Magee, its Secretary

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

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# 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 HARRY WALSH, personally known to me to be the President of SAIBREAS, INC., an Illinois corporation, and TIMOTHY MAGEE, personally known to me to be the Secretary of SAIBREAS, 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 25<sup>th</sup> day of May, 2006.

Commission expires 3-15-08

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

Maria A. Cristiano  
Notary Public

This instrument was prepared by: Pellegrini and Cristiano, 6217 West North Avenue, Oak Park, Illinois 60302.

Mail To:

Judith Fors  
4669 N. Manor  
Chicago IL 60625

Send Subsequent Tax Bills To:

Beeler, Jeff  
520-3 West Harrison  
Oak Park, IL 60304

OR

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



MAY.25.06

# 0000007833  
REAL ESTATE  
TRANSFER TAX  
0120800  
FP 102801

**UNOFFICIAL COPY****LEGAL DESCRIPTION:****PARCEL 1:**

**UNIT 520-3 IN THE KILDARE COMMONS CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:**

**LOT 27 AND LOT 28 IN McDERMOTT'S RESUBDIVISION OF LOTS 1 TO 28, INCLUSIVE, IN BLOCK 8 IN THE CHICAGO HERALD ADDITION TO OAK PARK, IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

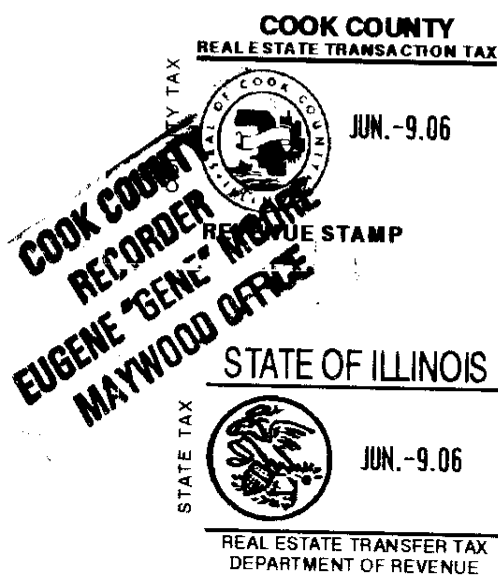
**WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 21, 2006, AS DOCUMENT NUMBER 0611110043, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-13. A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED APRIL 21, 2006, AS DOCUMENT NUMBER 0611110043.**

**Property Address: 520-3 West Harrison, Oak Park, Illinois 60304.**

**Permanent Index Number: 16-18-229-027-0000 (affects underlying land).**



# 0000000578	REAL ESTATE TRANSFER TAX
	0007550
	FP 103045

# 0000000652	REAL ESTATE TRANSFER TAX
	0015100
	FP 103050