

UNOFFICIAL COPY

**WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)**

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 ERIN JOHNSON, of 6710 Wyandot Drive, Palos Heights, Illinois 60463, following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0633154093 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/27/2006 11:22 AM Pg: 1 of 4

See attached for legal description.

Subject To: General taxes for the year 2006 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: 16-18-402-001-0000 (affects underlying land).

Property Address: 421-2 Harrison Street, Oak Park, Illinois 60304.

0610-23891

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 successor 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 16th day of November, 2006.

THREE OAKS DEVELOPMENT, INC., an Illinois Corporation

By: James Digre
James Digre, its President


Attest: Marion Digre
Marion Digre, its Secretary

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

UNOFFICIAL COPY

STATE TAX

STATE OF ILLINOIS



NOV. 27. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

6961000000 #

REAL ESTATE TRANSFER TAX
00187.50
FP 103050

Property of Cook County Clerk's Office



Oak Park


NOV. 13. 06

000008567

REAL ESTATE TRANSFER TAX
01104.00
FP 102801

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



NOV. 27. 06

REVENUE STAMP

5681000000 #

REAL ESTATE TRANSFER TAX
00068.75
FP 103045

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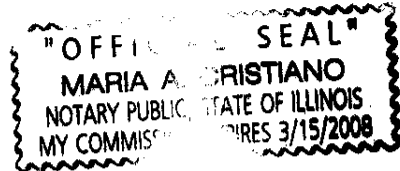
State of Illinois
County of Cook (ss)

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 16th day of November, 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:

Brian J. OHARA
1549 CLINTON
RIVER FOREST IL 60705

Send Subsequent Tax Bills To:

Erin Johnson
421-2 Harrison Street
Oak Park, IL 60304

OR

Recorder's Office Box No.: _____.

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 421-2 IN THE ARTIST PLACE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOTS 9 AND 10 (EXCEPT THE SOUTH 45 FEET THEREOF) IN SOUTH RIDGELAND DEPOT SUBDIVISION, A SUBDIVISION OF THE NORTHEAST 1/4 OF LOT 6 (EXCEPT RAILROAD) IN MURPHY AND OTHERS SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4) IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED 11-14-06, AS DOCUMENT NUMBER 0631813030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-421-2, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED 11-14-06, AS DOCUMENT NUMBER 0631813030.

Property Address: 421-2 Harrison Street, Oak Park, Illinois 60304.

Permanent Index Number: 16-18-402-001-0000 (affects underlying land).

PROPERTY OF COOK COUNTY CLERK'S OFFICE