

0610-238921063

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WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

Doc#: 0703111034 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/31/2007 10:18 AM 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 KIMBERLY BURKE, of 10949 South Campbell, Chicago, Illinois 60655, following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

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

Property Address: 421-3 Harrison Street, 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 12<sup>th</sup> day of January, 2007.

THREE OAKS DEVELOPMENT, INC., an Illinois Corporation

By: James Digre  
James Digre, its President

Attest: Marion Digre  
Marion Digre, its Secretary

PRAIRIE TITLE  
100 N. LASALLE SUITE 1100  
CHICAGO, IL 60602

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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 12<sup>th</sup> day of January, 2007.

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:

Andrew J. Deans, Atty  
425 S. Main St.  
Lombard, IL 60148

Send Subsequent Tax Bills To:

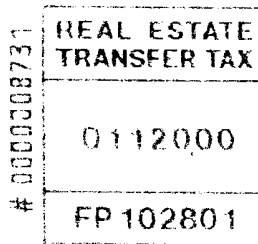
Kimberly Susan Burke  
421-3 Harrison Street  
Oak Park, IL 60304

OR

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



JAN 11 07



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## LEGAL DESCRIPTION:

### PARCEL 1:

UNIT 421-3 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 NOVEMBER 14, 2006, AS DOCUMENT NUMBER 0631813030, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.


### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-421-3, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 14, 2006, AS DOCUMENT NUMBER 0631813030.

Property Address: 421-3 Harrison, Oak Park, Illinois 60304.

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

STATE OF ILLINOIS		# 0020005153	REAL ESTATE TRANSFER TAX
STATE TAX	 JAN. 22. 07		0013950
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP103041

COOK COUNTY REAL ESTATE TRANSACTION TAX		# 0000017843	REAL ESTATE TRANSFER TAX
COUNTY TAX	 JAN. 22. 07		0006975
REVENUE STAMP			FP 103042