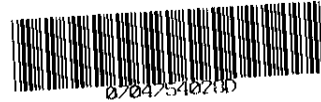


# UNOFFICIAL COPY

WARRANTY DEED  
 ILLINOIS STATUTORY  
 (Corporation to Individual)  
 THE GRANTOR, The Lou Fabbri  
 Group, Inc., a corporation created  
 and existing under and by virtue of  
 the laws of the State of Illinois and  
 duly authorized to transact  
 business in the State of Illinois, for  
 and in consideration of  
 of TEN and 00/100 DOLLARS, and  
 other good and valuable  
 consideration, in hand paid, and  
 pursuant to authority given by the  
 Board of Directors of said  
 corporation, CONVEY(S) and  
 WARRANT(S) to 101 North Oak  
 Park, LLC an Illinois limited  
 liability company, of 20 N. Clark,  
 #2300, Chicago, IL 60602 in fee



Doc#: 0704754028 Fee: \$28.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 02/16/2007 12:04 PM Pg: 1 of 3

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simple, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: **(See legal description on reverse)**

**SUBJECT TO: (see subject to on reverse)**

Permanent Real Estate Index Number(s)  
 Address(es) of Real Estate:

0701-24972

underlying 16 07 129 026 0000 vol. 141  
 101 N. Oak Park Ave., Unit # 101C, Oak Park, IL  
 60301 and 103 N. Oak Park Ave., Unit # 103C, Oak  
 Park, IL 60301

In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its President and its Secretary this 23rd day of January, 2007.

The Lou Fabbri Group, Inc.

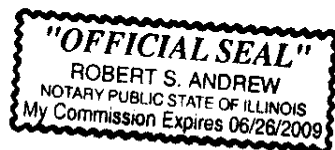
By Louis Fabbri  
 Louis Fabbri  
 President

By Frank J. Muriello  
 Frank J. Muriello  
 Secretary

State of Illinois, County of Cook ss. I, the undersigned Notary Public in and for said County and State, DO HEREBY CERTIFY that, Louis Fabbri, personally known to me to be the President of The Lou Fabbri Group, Inc. and Frank J. Muriello, personally known to me to be the Secretary of The Lou Fabbri Group, Inc., and personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Louis Fabbri as President and Frank J. Muriello as Secretary signed 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 Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the purposes therein set forth.

Given under my hand and seal, this 23rd day of January, 2007.

My commission expires June 26, 2009.



[Signature]  
 Notary Public


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

3

# UNOFFICIAL COPY

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX




FEB. 16. 07

REVENUE STAMP

REAL ESTATE TRANSFER TAX
00275.00
# 0000002357 FP 103045

STATE OF ILLINOIS

STATE TAX



FEB 16. 07

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
00550.00
# 8372000000 FP 103050



Oak Park

JAN. 18. 07

REAL ESTATE TRANSFER TAX
04400.00
# 0000008741 FP 102801

Property  
Cook County  
County Clerk's Office

# UNOFFICIAL COPY

## Legal Description

of the premises commonly known as: **101 N. Oak Park Ave., Unit # 101C, Oak Park, IL 60301 and  
103 N. Oak Park Ave., Unit # 103C, Oak Park, IL 60301**

### PARCEL 1:

UNIT(S) **101C and 103C** IN THE AVENUE LAKE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOT 22 AND 23 IN HOLLEY AND SMITH'S SUBDIVISION OF LOT 18 IN KETTLESTRING'S SUBDIVISION AND OF LOTS 1 AND 2 IN SCOVILLE'S SUBDIVISION OF LOT 17 IN SAID KETTLESTRING'S SUBDIVISION OF LAND IN THE SOUTHEAST CORNER OF 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 "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 2007 AS DOCUMENT NUMBER 0701015042, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE(S) **101CS and 103CS**, LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JANUARY 10, 2007 AS DOCUMENT NUMBER 0701015042.

**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, if any; leases without purchase or renewal options, if any.

NOTE: (A) ~~The Tenant of the unit has waived or has failed to exercise the right of first refusal;~~  
(B) The Tenant of the unit had no right of first refusal; *No TBVAUT*  
(C) ~~The Purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.~~

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.

### Deliver to:

Michael Curry  
Attorney at Law  
Menges & Molzahn  
20 N. Clark, #2300  
Chicago, IL 60602

### Mail tax bill to:

**101 North Oak Park, LLC**

*101 North Oak Park*

*Oak Park IL 60301*