

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 151 North Oak Park, LLC an Illinois limited liability company, of 20 N. Clark, #2300, Chicago, IL 60602, in fee simple, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: **(See legal description on reverse)**



Doc#: 0704754030 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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SUBJECT TO: (see subject to on reverse)

Permanent Real Estate Index Number(s) underlying **16 07 129 026 0000 vol. 141**
 Address of Real Estate: **810 North Boulevard, Unit #(s) 810C, Oak Park, Illinois 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.

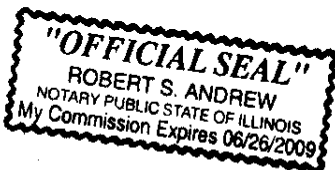
By Louis Fabbri
 Louis Fabbri
 President

0701-24975
 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


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COUNTY TAX
COOK COUNTY
 REAL ESTATE TRANSACTION TAX

 FEB. 16. 07
 REVENUE STAMP

0000002358

REAL ESTATE TRANSFER TAX
00450.00
FP 103045

STATE TAX
STATE OF ILLINOIS

 FEB. 16. 07
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000002439

REAL ESTATE TRANSFER TAX
00900.00
FP 103050


 JAN. 18. 07
 Oak Park

0000008743

REAL ESTATE TRANSFER TAX
07200.00
FP 102801

Property of Cook County Clerk's Office

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Legal Description

of the premises commonly known as **810 North Boulevard**, Unit #(s)**810C**, Oak Park, Illinois 60301:

PARCEL 1:

UNIT(S) **810C** 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) **810CSE** and **810CSW**, 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;~~
~~(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 R. 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 Ave.
Oak Park IL 60301