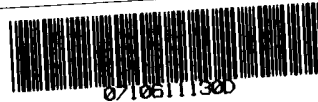


UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0710611130 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/16/2007 02:46 PM Pg: 1 of 5

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 JOHN S. HAWORTH, of 8861 Monfort Drive, St. John, Indiana 46373, following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached for legal description.

Subject To: 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 2006/2007 and subsequent years.

Permanent Index Number: 16-18-402-001-6000 (affects underlying land).

Property Address: 419-3 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 4th day of APRIL, 2007.

THREE OAKS DEVELOPMENT, INC., an Illinois Corporation

By: James Digre
James Digre, its President

0610-23889
PRAIRIE TITLE INC.
6821 NORTH AVENUE
OAK PARK, IL 60302

5C

Attest: Marion Digre
Marion Digre, its Secretary

3

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Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

APR. 13. 07

REVENUE STAMP

0000022277

REAL ESTATE TRANSFER TAX	00065.00
FP 103042	

Oak Park

APR. -3.07

0000008926

REAL ESTATE TRANSFER TAX	01040.00
FP 102801	

STATE OF ILLINOIS

APR. 13. 07

STATE TAX

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000009973

REAL ESTATE TRANSFER TAX	00130.00
FP 103037	

COOK COUNTY CLERK'S OFFICE
6851 NORTH AVENUE
OAK PARK, ILLINOIS 60452

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 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 4th day of APRIL, 2007.

Commission expires 3-15-08



Maria A. Cristiano
Notary Public

Deb Positano @

This instrument was prepared by: Pellegrini and Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

RALPH MUENTZER, ATTY
13805 S. RIDGELAND AVE UNIT C
PALOS HEIGHTS, IL 60463

Send Subsequent Tax Bills To:

John S. Haworth
419-3 Harrison Street
Oak Park, IL 60304

OR

Recorder's Office Box No.: _____

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LEGAL DESCRIPTION:**PARCEL 1:**

UNIT 419-3 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-419-3, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 14, 2006, AS DOCUMENT NUMBER 0631813030.

Property Address: 419-3 Harrison Street, Oak Park, Illinois 60304.

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

Property of Cook County Clerk's Office

UNOFFICIAL COPY

AT
 DAVID
 47-397-2066



255 W. Dundee Road
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 735 LAKESIDE CIR has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By:

Name: Carol TressTitle: Utility Billing and Revenue Collection CoordinatorDate: 3/27/2007