

0610-23893 1862

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0713440040 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/14/2007 10:07 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 JEAN C. SHORTER, unmarried, of 140 Harrison Street, Oak Park, Illinois 60304, 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 taxes for the year 2006 /2007 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: 16-18-402-001-0030 (affects underlying land).

Property Address: 904-1 South Elmwood Avenue, Oak Park, Illinois 60304.

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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.

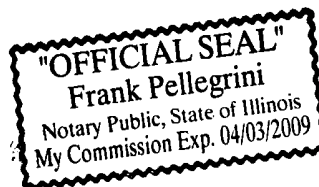
PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

Dated this 27th day of April, 2007.

THREE OAKS DEVELOPMENT, INC., an Illinois Corporation

By: James Digre
James Digre, its President

Attest: Marion Digre
Marion Digre, its Secretary



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 27th day of April, 2007.

Commission expires 3 April 2009



Notary Public

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

Mail To:
THOMAS E. BUSS
111 W. WASHINGTON ST.
STE. 1625
CHICAGO, IL 60602

Send Subsequent Tax Bills To:

Jean C. Shorter
904-1 South Elmwood Avenue
Oak Park, IL 60304

OR

Recorder's Office Box No.:

STATE TAX

STATE OF ILLINOIS

MAY.-8.07

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE


0000011401

REAL ESTATE TRANSFER TAX
0014100
FP 103037

COOK COUNTY
REAL ESTATE TRANSACTION TAX

MAY.-8.07

REVENUE STAMP



0000023706

REAL ESTATE TRANSFER TAX
0007050
FP 103042

MAY. 23. 07



0000009003

REAL ESTATE TRANSFER TAX
0112800
FP 102801

UNOFFICIAL COPY

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT 904-1 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-904-1, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED NOVEMBER 14, 2006, AS DOCUMENT NUMBER 0631813030.

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

Property of Cook County Clerk's Office