

UNOFFICIAL COPY



WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)

Doc#: 0718348077 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/02/2007 12:44 PM Pg: 1 of 4

THE GRANTORS, FOX PARTNERS, L.P., 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 DONALD M. WEIR, of 2526 Jessica Lane, 427, Schaumburg, Illinois 60173, the 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: 16-07-420-001-0000 (affects underlying land).

Property Address: 402-1 South Wesley, Oak Park, Illinois 60302.

Note: The tenant has either waived or has 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.

0006-21974
PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

Dated this 18th day of June, 2007.

FOX PARTNERS, L.P.
By: R. P. Fox & Associates, Inc., its General Partner

By: 
MICHAEL FOX, Vice President

State of Illinois



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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX	016000.00	FP 102801
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000009215

JUN. 13. 17



Oak Park

200 HARRIS ST
 2ND FLOOR
 CHICAGO, IL 60606

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County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael Fox, personally known to me to be the Vice-President of R.P. Fox & Associates, Inc., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice-President, 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 his 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 18th day of June, 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:

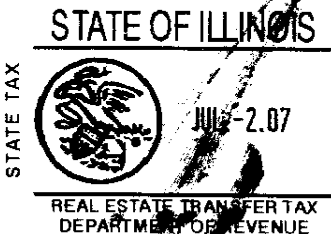
DAVID MENACHEF
2137 S EVERETT ST
BERwyn, IL 60402

Send Subsequent Tax Bills To:

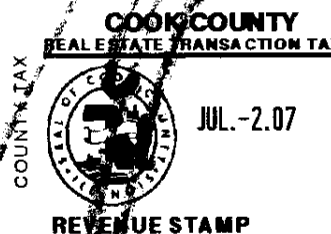
Donald M. Weir
402-1 South Wesley
Oak Park, IL 60302

OR

Recorder's Office Box No.: _____



REAL ESTATE TRANSFER TAX
0019950
FP 103050



REAL ESTATE TRANSFER TAX
0009975
FP 103045

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LEGAL DESCRIPTION:

PARCEL 1:

UNIT 402-1 IN THE WESTON PLACE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

ALL OF LOT 1 AND LOT 3 (EXCEPT THE SOUTH 55 FEET OF SAID LOT 3) IN FRINK AND COLEMAN'S SUBDIVISION OF BLOCK 6 IN OGDEN AND JONES' SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 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 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 28, 2006, AS DOCUMENT NUMBER 0620910004, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S402-1, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JULY 28, 2006, AS DOCUMENT NUMBER 0620910004.

Property Address: 402-1 South West y, Oak Park, Illinois 60302.

Permanent Index Number: 16-07-420-001-0000 V. 142 (affects underlying land).

Property of Cook County Clerk's Office