

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)

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 JOCELYN A. TORRES, of 5348 West Patterson Avenue, Chicago, Illinois 60641, following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 0733154051 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/27/2007 01:02 PM Pg: 1 of 4

Handwritten initials

0705-27427

See attached for legal description.

Subject To: General real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the real estate.

Permanent Index Number: 16-19-323-009-0000 (interest underlying land).

Property Address: 1925B South Grove Avenue, #109, Berwyn, Illinois 60402.

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 Dated this 9th day of November, 2007.
6821 W. NORTH AVE.
OAK PARK, IL 60302

THREE OAKS DEVELOPMENT, INC., an Illinois Corporation


By: *James Digre*
James Digre, its President

Attest: *Marion Digre by James Digre*
Marion Digre, its Secretary *Attorney in fact*

1250.00
PM
Debi Suchy City Collector

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX
 COUNTY TAX

 NOV. 27. 07
REVENUE STAMP

0000003995
REAL ESTATE TRANSFER TAX
 0006 250
 FP 103045

STATE OF ILLINOIS
 STATE TAX

 NOV. 27. 07
REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

0000004076
REAL ESTATE TRANSFER TAX
 00 125.00
 FP 103050

31111 31111
 31111 31111
 31111 31111

UNOFFICIAL COPY

State of Illinois
County of Cook (ss)

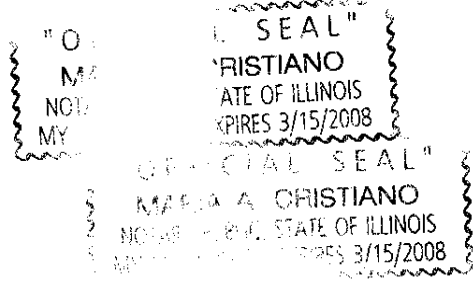
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES DIGRE, personally known to me to be the President of THREE OAKS DEVELOPMENT, INC., an Illinois corporation, and MARION DIGRE, personally known to me to be the Secretary of THREE OAKS DEVELOPMENT, 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 9th day of November, 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:
JOCELYN TORRES
1925B S. GROVE AVE #109
Berwyn IL 60402

Send Subsequent Tax Bills To:
Jocelyn Torres
1925B S. Grove Avenue #109
Berwyn, IL 60402

OR

Recorder's Office Box No.: _____

Watermark: Recorder's Office, Cook County, Illinois

UNOFFICIAL COPY**LEGAL DESCRIPTION:****PARCEL 1:**

UNIT 109 THE CARISSA COURT CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOTS 52, 53, AND 54 IN BERWYN GARDENS, A SUBDIVISION OF THE SOUTH 1271.3 FEET OF THE SOUTHWEST 1/4 OF SECTION 19, 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 JUNE 13, 2007, AS DOCUMENT NUMBER 0716416055, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S310, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JUNE 13, 2007, AS DOCUMENT NUMBER 0716416055.

Property Address: 1925B South Grove Avenue, Unit 109, Berwyn, Illinois 60402.

Permanent Index Number: 16-19-323-09-0000 (affects underlying land).

Property of Cook County Clerk's Office