

UNOFFICIAL COPY

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

08012481

2851/0031 66 001 Page 1 of 2
1998-11-10 09:17:03
Cook County Recorder 23.50



THE GRANTORS, FOX-KRAUSE PARTNERSHIP, 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 PETER M. LeBEAU, unmarried, of 5441 North East River Road, 705, Chicago, Illinois 60656, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT NUMBER 402-3 IN BOULEVARD POINTE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOTS 79 AND 80 (EXCEPT THAT PART OF SAID LOTS TAKEN FOR WIDENING WASHINGTON BOULEVARD) IN HOUSTON'S SUBDIVISION OF THAT PART LYING SOUTH OF THE WISCONSIN CENTRAL RAILROAD RIGHT-OF-WAY OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED SEPTEMBER 22, 1998 AS DOCUMENT NUMBER 98-844219, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Subject To: General taxes for the year 1998 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.

Permanent Index Number: 16-08-321-001-0000 Volume 142.

Property Address: 402-3 Lombard, Oak Park, Illinois 60302.

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

Note: The tenant of said unit has waived or has failed to exercise the right of first refusal.

98-17558A 1/3

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 23RD day of OCTOBER, 1998.

Ronald Fox, Attorney in fact

Max Krause, Attorney in fact

98-17558A

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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 **Ronald Fox and Max Krause**, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

*** BY MICHAEL FOX,
ATTORNEY IN FACT**

Given under my hand and official seal, this 23RD day of OCTOBER, 1998.

Commission expires March 13, 2000

Maria A. Cristiano
Notary Public



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

Mail To:

Send Subsequent Tax Bills To:

~~P. LeBeau
402-3 S. Lombard
Oak Park, IL 60302~~

SHARON O'SHEA
7346 W. MADISON
FOREST PK IL 60130

P. LeBeau
402-3 S. Lombard
Oak Park, IL 60302

OR

Recorder's Office Box No.: _____



- Real Estate Transfer Tax \$1
- Real Estate Transfer Tax \$1
- Real Estate Transfer Tax \$1
- Real Estate Transfer Tax \$500
- Real Estate Transfer Tax \$25

