

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)



Doc#: 0810654049 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/15/2008 11:10 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 JOSHUA A. PETERSON, of 6554 North Ashland Avenue, Unit 8, Chicago, Illinois 60626, following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNMARRIED
PT 0705-27402

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: 16-19-328-009-0000 (affects underlying land)

Property Address: 1925 South Grove Avenue, #B4, 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 INC.
6821 NORTH AVENUE
OAK PARK, IL 60302

Dated this 31ST day of MARCH, 2008.

THREE OAKS DEVELOPMENT, INC., an Illinois Corporation

By: James Digre
James Digre, its President

Attest: Marion Digre
Marion Digre, its Secretary

0705-27402

790.00
Debi Svob City Collector

3

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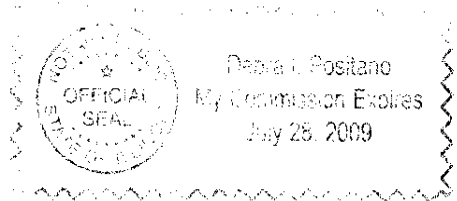
State of Illinois
County of Cook (ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that 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 31st day of March, 2008.

Commission expires 7-28-09



Debra J. Positano

Notary Public

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

Mail To:

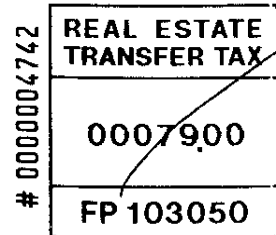
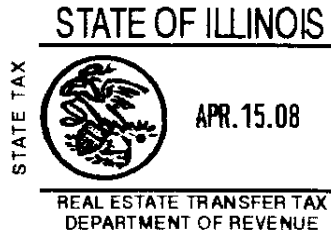
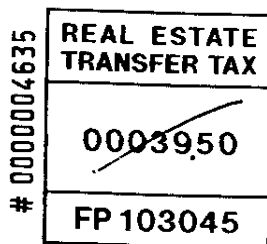
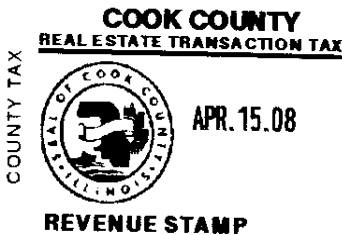
Alan T. Kaminiski
220 E. North Avenue
Northlake IL 60164

Send Subsequent Tax Bills To:

Joshua A. Peterson
1925 South Grove Avenue, Unit B4
Berwyn, IL 60402

OR

Recorder's Office Box No.: _____



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LEGAL DESCRIPTION:

PARCEL 1:

UNIT B-4 IN 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 S-B-4, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED JUNE 13, 2007, AS DOCUMENT NUMBER 0716416055.

Property Address:

**1025 South Grove Avenue
Unit B4
Berwyn, Illinois 60402**

Permanent Index Number:

16-19-323 003-0000 (affects underlying land)

Property of Cook County Clerk's Office