

WARRANTY DEED

Statutory (ILLINOIS)
(Individual to Individual)



Doc#: 0822035342 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/07/2008 01:36 PM Pg: 1 of 3

THE Grantor, Gone 2 Playa, Inc., an Illinois Corporation, of Kildeer, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Jennifer L. Rubin, of 300 South Maple, Oak Park, Illinois 60302, 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 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.

Property Address: 109-2N S. Grove, Oak Park, IL 60302

Permanent Index Number: 16-07-305-023-1002

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 subject unit described herein, the rights and easements for the benefit of said unit set forth in the Declaration of Condominium; 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 15th day of July, 2008

Gone 2 Playa, Inc.

Irene Briskey
Irene Briskey, President

3K9

UNOFFICIAL COPY

State of Illinois
County of COOK (ss)

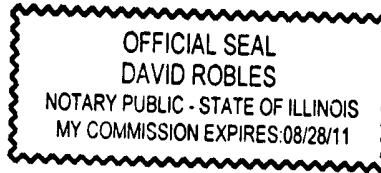
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Irene Briskey, President of Gone 2 Playa, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President, signed, sealed and delivered the said instrument, pursuant to authority given by the Board of Directors and Shareholders of said Corporation, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal

this 1ST day of July, 2008.

Commission expires _____

Notary Public David Robles



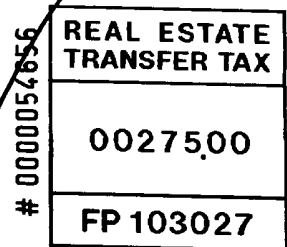
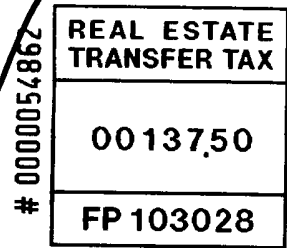
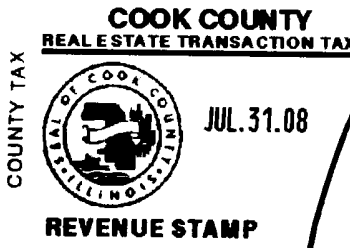
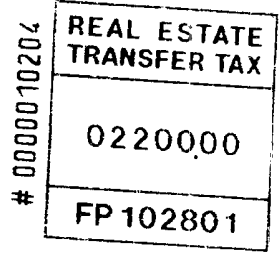
This instrument was prepared by Pellegrini & Cristiano, 5817 West North Avenue, Oak Park, Illinois 60302.

Mail To:
The Law Offices of Harold Kohlfing
1010 Lake St.
Suite 612
Oak Park, IL 60301

Send Subsequent Tax Bills To:

Jennifer L. Rubin
109-2N S. Grove Avenue
Oak Park, IL 60302

OR
Recorder's Office Box No.: _____



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

Legal Description: Parcel 1:

Unit No. 109-2N, in The Grove Victorian Condominiums, as delineated on a plat of survey of the following described tract of land: Lot 3 in Block 2 in Hiatt's Subdivision of the North 1/2 of the East 40 acres of the Southwest 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian, which plat of survey is attached as Exhibit "D" to the declaration of condominium ownership recorded December 23, 2005, as document no. 0535745030, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of garage space no. G-2 as a limited common element and the exclusive right to the use of storage space no. S-2A, as a limited common element as set forth in the declaration of condominium, and survey attached thereto, recorded as document no. 0535745030.

Permanent Index #'s: 16-07-305-023-1002 Vol.No 141

Property Address: 109 South Grove Avenue, Unit 2N, Oak Park, Illinois 60302

Property of Cook County Clerk's Office