

INT 2  
**UNOFFICIAL COPY**

## Warranty Deed

ILLINOIS



Doc#: 0829035248 Fee: \$38.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/16/2008 04:15 PM Pg: 1 of 2

*Above Space for Recorder's Use Only*

THE GRANTOR(s) 100-114 South Marion Development Group, LLC, of the Village of Des Plaines, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(s) and WARRANT(s) to Lori Cronin, a single person and Michele K. Barron, a single person, as Joint Tenants, of 27050 Laurel Chase, Wesley Chapel, Florida, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *(See Page 2 for Legal Description)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General real estate taxes for 2007 and subsequent years; the Act and Regulation; the Condominium Documents, including all amendments and exhibits thereto; applicable zoning and building laws and ordinances; acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; easements, agreements, conditions, covenants and restrictions of record, if any; leases and licenses affecting the Common Elements; liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to insure without cost to Purchaser; Reciprocal Easement Agreement; and encroachments, if any. \*\*

Permanent Real Estate Index Number(s): 16-07-302-023-1042

Address(es) of Real Estate: 110 S. Marion, Unit 608, P-22, P-23, Oak Park, Illinois 60302

The date of this deed of conveyance is September 18, 2008.

100-114 South Marion Development Group,  
LLC

(SEAL) By: 



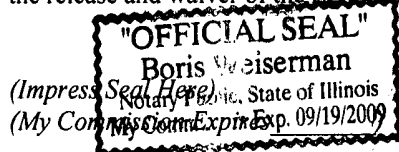
Oak Park

(SEAL)

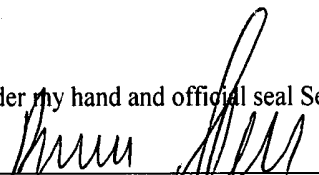
(SEAL)

# 0000010407	REAL ESTATE TRANSFER TAX
	0384000
	FP 102801

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 Alex Troyanovsky, Member of 100-114 South Marion Development Group, LLC, an Illinois Limited Liability Company, personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she(they) signed, sealed and delivered the said instrument as his/her(their) 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 September 18, 2008.

  
Notary Public

**UNOFFICIAL COPY****LEGAL DESCRIPTION**

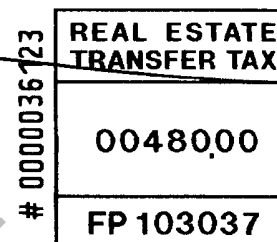
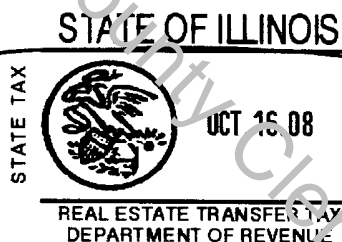
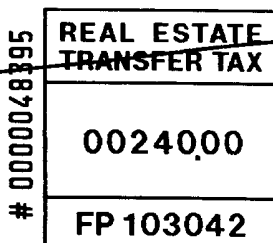
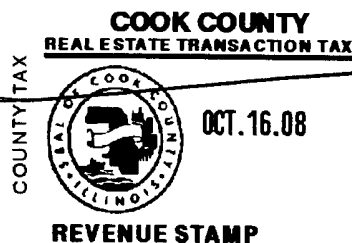
For the premises commonly known as 110 S. Marion, Unit 608, P-22, P-23, Oak Park, Illinois 60302

PARCEL 1: UNIT NUMBER 608 IN THE RESIDENCE AT THE OAK PARK OPERA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 8 IN JAMES W. SCOVILLE'S ADDITION TO HARLEM IN THE SOUTHWEST 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 "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED November 8, 2006 AS DOCUMENT NUMBER 0631217018, AND FURTHER AMENDED BY A FOURTH AMENDMENT TO DECLARATION RECORDED AUGUST 28, 2007 AS DOCUMENT NUMBER 0724003070, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBERS P-22 and P-23, A LIMITED COMMON ELEMENTS, AS SET FORTH IN THE DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO AND RECORDED AS DOCUMENT NUMBER 0631217018, AND FURTHER AMENDED BY A FOURTH AMENDMENT TO DECLARATION RECORDED AUGUST 28, 2007 AS DOCUMENT NUMBER 0724003070 IN COOK COUNTY, ILLINOIS.



\*\*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 Ownership and of Easements, Restrictions, Covenants and By-Laws for Oak Park Opera 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 through the provisions of said Declaration were recited and stipulated at length herein."

This instrument was prepared by:  
Mitchell B. Ruchim & Associates, P.C.  
3000 Dundee Road, #415  
Des Plaines, Illinois 60062

Send subsequent tax bills to:  
Lori Cronin and Michele K. Barron  
110 S. Marion, Unit 608  
Oak Park, Illinois 60302

Recorder-mail recorded document to  
Lori Cronin and Michele K. Barron  
110 S. Marion, Unit 608  
Oak Park, Illinois 60302