

UNOFFICIAL COPY 09091214

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1999-11-19 14:51:56
Cook County Recorder 23.50

Warranty Deed

Statutory (Illinois)

(Individual to Individual)



09091214

99-1149

THE GRANTOR(S), Brown Street Limited Partnership, an Illinois Partnership, by Silver Moon Properties, Inc. an Illinois Corporation, General Partner
1 East Delaware, Suite 210
of the City of Chicago County of Cook State of Illinois
for and in consideration of Ten (\$10.00) and No/100-----DOLLARS,
and other good and valuable consideration -----in hand paid,
CONVEYS and WARRANTS to Annie D. Ford of 215 East Chicago Avenue, Unit 1506,
Chicago, Illinois 60611, the following described Real Estate situated in the
County of Cook in the State of Illinois to wit:

UNIT NUMBER 4-10 IN BROWN STREET STATION TOWNHOUSE CONDOMINIUM AS DELINEATED
ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 1 AND 2 OF BROWN STREET STATION BEING A RESUBDIVISION OF LOTS 1 AND 2 IN
SILVER MOON SUBDIVISION BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF
SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM
RECORDED AS DOCUMENT 98-212841 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST
IN THE COMMON ELEMENTS.

SUBJECT TO: Covenants, conditions, restrictions of record and general real
estate taxes for the year 1999 and subsequent years.

P.I.N.: 15-12-400-026-0000 and 15-12-400-027-0000

COMMONLY KNOWN AS: 7521 W. Brown Street, Unit J, Forest Park, IL 60130

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.

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hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 12th day of November, 1999

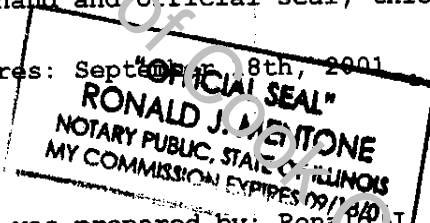
Thomas J. McCarthy
Thomas J. McCarthy Secretary of
Silver Moon Properties, Inc.

Lawrence M. Silver
Lawrence M. Silver - President of
Silver Moon Properties, Inc.

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 Thomas J. McCarthy, Secretary of Silver Moon Properties, Inc. and Lawrence M. Silver, President of Silver Moon Properties, Inc. personally known to me to be the same persons whose names 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 releases and waiver of the right of homestead.

Given under my hand and official seal, this 12th day of November, 1999.

Commission Expires: September 8th, 2001

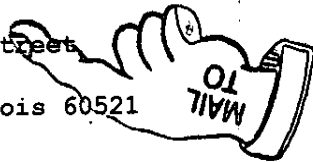


Ronald J. Mentone
NOTARY PUBLIC - RONALD J. MENTONE

This instrument was prepared by: Ronald J. Mentone, Attorney at Law, 1807 North Broadway, Melrose Park, Illinois 60160

MAIL TO:

Mr. M.K. Takiguchi
Attorney at Law
1415 West 22nd Street
Suite 150
Oak Brook, Illinois 60521



ADDRESS OF PROPERTY:

7521 West Brown Street
Unit J
Forest Park, Illinois 60130

SEND SUBSEQUENT TAX BILLS TO:

Annie D. Ford
7521 West Brown Street
Unit J
Forest Park, Illinois 60130

OR

Recorder's Office Box No. _____

STATE TAX
STATE OF ILLINOIS
NOV. 19.99
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
0000006973
0019550
FP326669

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX
NOV. 19.99
REVENUE STAMP

REAL ESTATE TRANSFER TAX
000012871
0009775
FP326670