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WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

9428/0017 10 001 Page 1 of 3 1999-12-06 10:02:38 Cook County Recorder 25.50

GRANTOR(S)

AB FUND III JOINT VENTURE, AN

Illinois general partnership, a partnership created and existing by virtue of the laws of the State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the grantee(s),

Jacqueline M Houser 1606 E. Fleming Pr.N



(The Above Space for Recorder's Use)

day of November , 1999.

in the State of Illinois, the following described real estate, situated in the County of Cook, in the State of Illinois, to wit:

Dated this

AC195103 DB

See Exhibit A Attached hereto and made a part hereof.

FIRST AMERICAN TITLE

AB FUND III JOINT VENTURE

() Lunde

William Planek, partner

Arnol'i Kaplan, partner

William Greengoss, partner

Permanent Real Estate Index Number(s): 16-07-212-010-1055

Address(es) of Real Estate: #1S, 222 N. Oak Park, Oak Park, Il., 60302

STATE OF ILLINOIS)

) ss

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ARNOLD KAPLAN, WILLIAM GREENGOSS AND WILLIAM PLANEK, 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.

Given under my hand and notary seal, this <u>29</u> day of November

"OFFICIAL SEAL"
MICHELLE MARIE CORDOVA
Notary Public, State of Illinois
My Commission Expires 08/05/02

NOTARY PUBLIC

Prepared By: David Chaiken, Esq., 200 W. Madison, #1950, Chicago, Illinois 60606

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EXHIBIT A

Unit 1S in the Santa Maria Condominiums as delineated on a survey of Lots 1, 2 and 3 in Owner's Subdivision of the West 223.5 feet and the South 10 feet of the East 54.1 feet of the West 277.6 feet of lot 3 and the West 277.6 feet of lot 2 (except the south 115 feet of the East 81.6 feet of the West 261.6 feet of said lot 2) of James W. Scoville Subdivision of the West half of the North East Quarter of Section 7, 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 May 29, 1996 as document #96402515 as amended from time to time together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration.

The tenant of Unit 15 has waived or has failed to exercise the right of first refusal.

Grantor also nervoy 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, as ments, covenants, conditions, restrictions and reservations contained in said Declaration the same though the previsions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

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 Real estate taxes not yet due and payable and for su The Declaration; 	bsequent years;
3. Public and utility easements:	00122700
4. Covenants, conditions, restrictions of record as to a	09133722
4. Applicable zoning and building laws, ordinances an	
6. Roads and highways, if any,	
7 Provisions of the Condominium Property Act of Illi	nois;
Installments due after the date of closing of assessm	
Declaration, and	τ_6
9. Acts done or suffered by the Purchaser.	9,
	Right From Transfer Tax
Mail to:	31 \$1
Lisa Marino	Oak Park
3310 N. Harlem	Real Estate Transfer Tax
Chicago, I1 60634	\$3 \$10
	Oak Park
Sent Subsequent Tax Bills to: Jacqueline Houser	
	Real Estate Transfer Tax
222 N. Oak Park, #1S	Ook Pork
Oak Park, I1 60302	
	Real Estate Transfer Tax
	\$ 1000
IATE OF ILLINOIS OF REAL ESTATE	Oak Park 1000
TRAMSFER TAX 00/123.50	Real Estate Transfer Tax
SEC2.99 E 0013250	Oak Park \$10
宫 00/123.50	410
	Real Estate Transfer Tax
DEPARTMENT OF REVENUE FR B 26669	Oak Park /\$50