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C.T.I./W
JA 335891-
29025883

1002 KU

WARRANTY DEED Statutory (ILLINOIS) Trust to Individual

Doc#: 0915504209 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/04/2009 01:40 PM Pg: 1 of 3

THE GRANTOR, Phyllis Ardagh,
as successor trustee under the
Rose W. LaPiana Trust dated
February 18, 2003, for and in
consideration of Ten and no/100(\$10.00) Dollars and other good and valuable consideration in
hand paid, CONVEYS and WARRANTS to Sandra M. Johnson, of the City of St. Paul, County
of Ramsey, State of Minnesota, the following described Real Estate situated in the County of
Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION.

SUBJECT TO: (a) General real estate taxes not due and payable at time of closing; (b) Building,
building line and use or occupancy restrictions, conditions and covenants of record; (c) Zoning
laws and Ordinances; (d) Easements for public utilities;

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

Permanent Real Estate Index Number: 12-29-206-032-1033
Address of Real Estate: 9670 Franklin Avenue, Unit 403
Franklin Park, Illinois 60131

DATED this 22nd day of May, 2009.



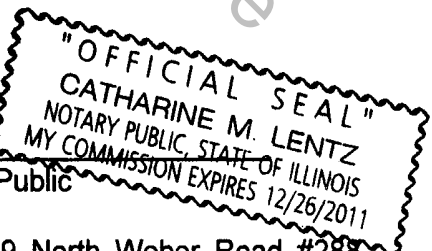
This stamp processed pursuant to
Section 8-109.4-1 (b) of the
Franklin Park Village Code
governing review of documents.

Phyllis Ardagh (Seal)
Phyllis Ardagh, as successor trustee under the
Rose W. LaPiana Trust dated February 18, 2003

State of Illinois, Will County ss. I, the undersigned, a Notary Public in and for said County and
State aforesaid, DO HEREBY CERTIFY that Phyllis Ardagh, as successor trustee under the
Rose W. LaPiana Trust dated February 18, 2003, 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 she signed, sealed 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 22nd day of May, 2009

Catharine M. Lentz
Notary Public



This instrument was prepared by Catharine M. Lentz, Esq., 319 North Weber Road #288,
Bolingbrook, Illinois 60490.

MAIL TO:
Barbara Craig
16335 S. Harlem Ave
Tinley Park IL 60477

SEND SUBSEQUENT TAX BILLS TO:
Sandra M. Johnson
9670 Franklin Ave Unit 403
Franklin Park, IL 60131

BOX 333-CP

P-3
RW

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Property of Cook County Clerk's Office

STATE OF ILLINOIS



JUN.-1.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000054771

REAL ESTATE
TRANSFER TAX

00167.50

FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX
REVENUE STAMP



JUN.-1.09

COUNTY TAX

0000054861

REAL ESTATE
TRANSFER TAX

00083.75

FP 103034

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CHICAGO TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE
SCHEDULE A (CONTINUED)

ORDER NO.: 1410 SA3358091 WJ

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

UNIT NUMBER 403 CROSSINGS AT FRANKLIN STATION CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 1 IN THE CROSSINGS AT FRANKLIN STATION CONSOLIDATION, BEING A RESUBDIVISION OF THAT PART OF LOT 6 THROUGH 19 AND LOT D INCLUSIVE, LYING NORTHWESTERLY OF A LINE PERPENDICULAR TO FRANKLIN AVENUE COMMENCING 317.90 FEET SOUTHEASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 6, IN BLOCK 1 IN THE FIRST ADDITION TO FRANKLIN PARK, BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF FRANKLIN PARK, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED JUNE 30, 2005 AS DOCUMENT NO. 0518127119, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE LIMITED COMMON ELEMENT NUMBER P-24, LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE LIMITED COMMON ELEMENT NUMBER S-73 AND PS-24, LIMITED COMMON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.