

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)  
(Individual to Individual)

Doc#: 0425448053  
Eugene "Gene" Moore Fee: \$28.50  
Cook County Recorder of Deeds  
Date: 09/10/2004 09:58 AM Pg: 1 of 3

THE GRANTORS, MARANI VENTURES, L.L.C., of Forest Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to BARBARA A. THOMAS, of 7310 Harrison, 2, Forest Park, Illinois 60131, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



Doc#: 1304431079 Fee: \$46.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/13/2013 12:27 PM Pg: 1 of 5

See attached for legal description.

Subject To: General taxes for the year 2003/2004 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record, none of which provide for reverter, nor prohibit present use of property.

Permanent Index Number: 16-07-406-009-000 v. 142 (affects the underlying land).

Property Address: 240 South Oak Park Avenue, Unit <sup>\* P-4</sup> 305, Illinois 60302.

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.

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

Dated this 3RD day of September, 2004

MARANI VENTURES, L.L.C.

By: \_\_\_\_\_

Robert Marani-Member

0405-10345  
PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

2

\* RERECORDING Deed to correct legal description and to ADD P-4 on property address.

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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 Robert Marani, personally known to me to be a Member of Marani Ventures, L.L.C., and 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 Member, signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal

this 3<sup>RD</sup> day of September, 2004

Commission expires 3-15-08



Maria A. Cristiano  
Notary Public

This instrument was prepared by: Pellegrini and Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

William Brennan  
Rocky Fusco & Garvey  
350 North LaSalle (Ste. 900)  
Chicago, Illinois 60610

Send Subsequent Tax Bills To:

Thomas  
240 S. Oak Park Avenue #305  
Oak Park, IL 60302

OR

Recorder's Office Box No.: \_\_\_\_\_



# 0000005316	REAL ESTATE TRANSFER TAX
	01376.00
	FP 102801

STATE TAX	STATE OF ILLINOIS
	SEP. 10.04
	REAL ESTATE TRANSFER TAX
# 0000000678	0017200
	FP 351024
	COOK COUNTY

COUNTY TAX	COOK COUNTY
	REAL ESTATE TRANSFER TAX
	SEP. 10.04
	REAL ESTATE TRANSFER TAX
# 0000000587	00086.00
	FP 351007
	REVENUE STAMP

# UNOFFICIAL COPY

UNIT 305 IN THE AVENUE PARK CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING TRACT OF LAND:

LOT 12 IN BLOCK 4 IN BLACKSTONE ADDITON TO OAK PARK, A SUBDIVISION IN THE NORTHWEST  $\frac{1}{4}$  OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 24, 2004 AS DOCUMENT NUMBER 0417627004, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Property of Cook County Clerk's Office

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I CERTIFY THAT THIS  
IS A TRUE AND CORRECT COPY  
OF DOCUMENT #

0425448053

FEB-6 13

  
RECORDS & CLERK OF COOK COUNTY

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0425448054 Page: 17 of 21

**LEGAL DESCRIPTION:**

**UNIT 305 AND P-4 IN THE AVENUE PARK CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**LOT 12 IN BLOCK 4 IN BLACKSTONE ADDITION TO OAK PARK, A SUBDIVISION IN THE NORTHWEST 1/4 OF THE SOUTHEAST 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 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 24, 2004, AS DOCUMENT NUMBER 0417627004, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

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Public Record