

# UNOFFICIAL COPY

WARRANTY DEED  
INDIVIDUAL TO INDIVIDUAL

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



Doc#: 1321919048 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 08/07/2013 12:09 PM Pg: 1 of 3

MAIL TO:

Pellegrini & Cristiano  
6817 S. North Ave.  
Oak Park, IL  
60302  
1205-476112

GRANTOR(S), BEVERLY YOUNGER, an unmarried woman and not party to a civil union, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY(S) and WARRANT(S) to the GRANTEE(S), MICHELE BERISFORD, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

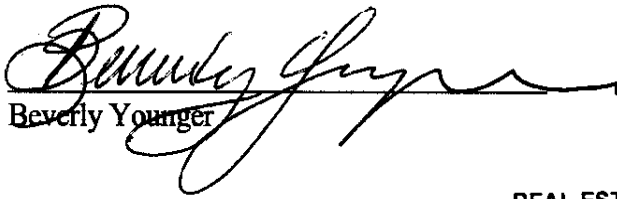
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.



Permanent Index Number: 16-17-131-025-1008 & 16-17-131-025-1010  
Property Address: 426 S. Austin Blvd., Units 3-S and P-2, Oak Park, Illinois 60304

Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, grantee is further prohibited from conveying the property for a sales price greater than \$90,000.00 until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the grantee.

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DATED this 31 day of July 2013.

  
Beverly Younger

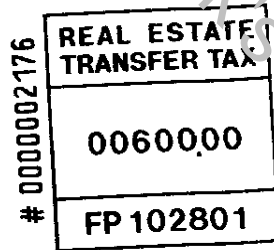
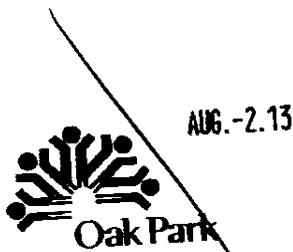
REAL ESTATE TRANSFER		08/07/2013
	COOK	\$37.50
	ILLINOIS:	\$75.00
TOTAL:		\$112.50
16-17-131-025-1008   20130801600427   33NZ58		

*California*  
STATE OF ~~ILLINOIS~~ )  
) SS.  
COUNTY OF ~~COOK~~ )  
*Los Angeles*

I, the undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY that the above named person(s) 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 said instrument as his/her/their free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 31<sup>st</sup> day of July, 2013.

 (SEAL)



This document prepared by:  
Anthony M. Musillami  
Musillami Law Offices  
79 W. MONROE ST.  
CHICAGO, IL 60603  
312-445-0554

Send future tax bills to:  
BERSFORD  
426 S. AUSTIN BLVD. #3-S  
OAK PARK, IL 60304

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A POLICY ISSUING AGENT OF  
CHICAGO TITLE INSURANCE COMPANY

COMMITMENT NO. 1205-47646

## SCHEDULE A

*(continued)*

### LEGAL DESCRIPTION

UNITS 3-S AND P-2 IN COLUMBUS COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

THE SOUTH 23 FEET OF LOT 6 AND THE NORTH 23 FEET OF LOT 7 IN BLOCK 2 IN H.W. AUSTIN'S SUBDIVISION OF BLOCKS 2 AND 3 OF JAMES B. HOBBS' SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN,

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94960154 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS: 16-17-131-025-1008 AND 16-17-131-025-1010

COMMONLY KNOWN AS 426 SOUTH AUSTIN BOULEVARD, UNITS 3-S AND P-2, Oak Park, Illinois 60304