

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (ILLINOIS)  
(Individual to Individual)

GRANTOR(S)

GREENPLAN PROPERTIES VII, 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),  
CHRISTINE ZIEDONSKI  
417 N. OAK PARK  
Oak Park, IL 60302

95448770

DEPT-01 RECORDING 423.50  
T40011 TRAN 7421 07/11/95 15:49:00  
44813 \$ RV \*-95-448770  
COOK COUNTY RECORDER

, in the County of Cook,


(The Above Space For Recorder's Use)

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

See Exhibit A Attached hereto and made a part hereof

1st AMERICAN TITLE order # 284751 of 3 Dated this 10 day of July, 1995.

Greenplan Properties, VII

  
William Greengoss, partner

  
William Planek, partner

Permanent Real Estate Index Number(s): 16-07-316-010

Address(es) of Real Estate: 1042 Washington, Unit #3, Oak Park, Illinois

95448770

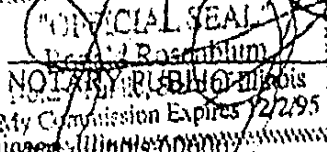
STATE OF ILLINOIS )

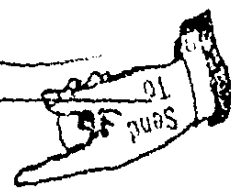
) SS

COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY  
CERTIFY that 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 10 day of July, 1995.





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

Mail to: \_\_\_\_\_

Send Subsequent Tax Bills To \_\_\_\_\_

2330

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0012 100

Property of Cook County Clerk's Office

95-145770

0012 100

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## Exhibit A

Unit 1042-3 in the Normandy Manor Condominium as delineated on a survey of Lot 17 and 18 in Block 1 in Central Subdivision of Part of the West 1/4 of the Southwest 1/4 of Section 7, Township 39 North, Range 13, East of the Third Principal Meridian which survey is attached as Exhibit "D" the the Declaration of Condominium recorded June 28, 1995 as document 95418545 together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration

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 though the provisions of said Declaration were recited and stipulated at length herein.

This deed is subject to:

1. Current non-delinquent real estate taxes for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record;
5. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller shall so remove at that time by using funds to be paid upon delivery of the Deed;
8. Matters over which the Escrowee is willing to insure;
9. Acts done or suffered by the Purchaser; and
10. Purchaser's Mortgage.



Real Estate Transfer Tax  
\$500



Real Estate Transfer Tax  
\$50

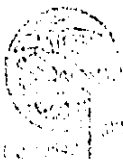


Real Estate Transfer Tax  
\$25



Real Estate Transfer Tax  
\$1

95445770



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
\$500.00



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
\$50.00

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