

UNOFFICIAL COPY

WARRANTY DEED

Statutory (ILLINOIS)

(Individual to Individual)

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),

Pinnacle Bank and Samuel Papanek, III

Co-Trustees under Agreement with Eleanor

Lonek dated 11/2/95 A/K/A Trust No.

5315, 6000 West Dearborn,

Cicero, IL 60610

96413999

DEPT-01 RECORDING \$23.50
T#0011 TRIN 1759 05/31/96 15:59:00
#2537 # FV *-96-413999
COOK COUNTY RECORDER

1st AMERICAN TITLE order # 2938106 Kw 1061

(The Above Space for Recorder's Use)

in the County of Cook, 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.

Dated this 28 day of May, 1996.

AB FUND III JOINT VENTURE

William Greengoss
William Greengoss, partner

William Planek
William Planek, partner

Arnold Kaplan
Arnold Kaplan, partner

Permanent Real Estate Index Number(s): 16-07-212-001-0000

Address(es) of Real Estate: 218 N. Oak Park, Unit 2W, Oak Park, Illinois 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 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 28th day of May, 1996.

"OFFICIAL SEAL"
LORI LYNN GENTILE
Notary Public, State of Illinois
My Commission Expires: Oct. 23, 1996

Lori Lynn Gentile
NOTARY PUBLIC

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

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STATE OF ILLINOIS
DEPARTMENT OF REVENUE
PROPERTY TAX
61.50

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EXHIBIT A

Unit 2W & P-20, in the Santa Maria Condominium^s 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 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, Village of Oak Park in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium recorded May 29, 1996 as document 96402515 together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration.

The tenant of Unit 2W and P-20 has waived or has failed to exercise the right of first refusal.

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. Real estate taxes not yet due and payable and for subsequent years;
2. The Declaration;
3. Public and utility easements;
4. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
6. Roads and highways, if any;
7. Provisions of the Condominium Property Act of Illinois;
8. Installments due after the date of closing of assessments established pursuant to the Declaration; and
9. Acts done or suffered by the Purchaser.

Declaration; and

9. Acts done or suffered by the Purchaser.

Send Mail to:
 SAMUEL PAPANOK, JR.
 1625 SHERMER RD
 NORTHBROOK, IL 60062

Sent Subsequent Tax Bills to:

STANLEY D. LOULA SR. VP, PINNACLE BANK
 6000 WEST CERMANS RD
 CICERO, IL 60650

96413999



Real Estate Transfer Tax
\$500



Real Estate Transfer Tax
\$300



Real Estate Transfer Tax
\$100



Real Estate Transfer Tax
\$50



Real Estate Transfer Tax
\$25



Real Estate Transfer Tax
\$5



Real Estate Transfer Tax
\$1



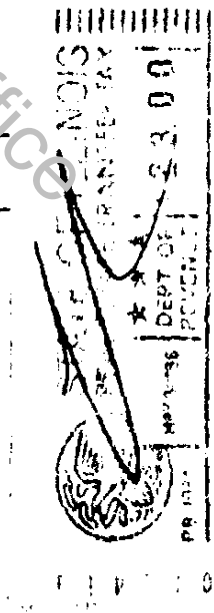
Real Estate Transfer Tax
\$1



Real Estate Transfer Tax
\$1



Real Estate Transfer Tax
\$1



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LOT 8 IN BLOCK 7 IN HAMMOND COUNTRY CLUB ADDITION, A SUBDIVISION
OF PART OF THE EAST 1/2 OF FRACTIONAL SECTION 17, TOWNSHIP 36
NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING
TO THE PLAT THEREOF RECORDED FEBRUARY 28, 1925 AS DOCUMENT
8793245, IN COOK COUNTY, ILLINOIS.

30-17-409-014-0000

Property of Cook County Clerk's Office

86412475

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