UNOFFICIAL COPY45172 Page 1 of

WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)

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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(5) to the grantee(s),

in the County of Cook, in the State of Illinois (The Above Space for Recorder's Use)

, the following described real estate, chunted in the County of Cook, in the State of Illinois, to wit: Real Estate Transfer Tax See Exhibit A Attached hereto and made a part hereof. \$10 Pated this AB FUND III JOINT VENTURE William Greengoss, partner William Planck, partner Avai Estate Transfer Tax Permanent Real Estate Index Number(s): 16-07-212-001-0000 \$100 Address(es) of Real Estate: 212 N. Oak Park, Unit 2EE Oak Park, Illinois 60302 Apal Chare Translet Tax Avai Estate Transfer STATE OF ILLINOIS) \$500 \$10 Apal Eslate Transfer Tax S Real Criate Transfer Tax COUNTY OF COOK) \$25 \$50 I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY

CERTIFY that ARNOLD KAPLAN, 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

rolense and waiver of the right of homostead,

1st AMERICAN TITLE order #

Cliven under my hand and notary seal, this 28 day of August

TERRENCE J FAHEY

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EXHIBIT A

Unit 2EE, in the Santa Maria Condominiums 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, in Cook County, Illinois, which survey is attached as Exhibit "D" to the Declaration of Condominium ownership recorded May 29, 1996 as document #96402515 as amended from time to time, together with an undivided percentage interest in the common elements appurtenant to said unit, as set forth in said Declaration.

The tenant of Unit 2EE has waived or has failed to exercise the right of first refusal.

Grantor also her by 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 Condomium, 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, easer ents, 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;
- Provisions of the Condominium Property Act of Illinois; 7.
- 8. Installments due after the date of closing of assessments established pursuant to the Declaration; and

Acts done or suffered by the Purchaser.	U _{Sc.}
Mail to: Joseph M. Young	Co
212 N. Oak Park Ave. # DEE, Oak Park,	16 60302
Sent Subsequent Tax Bills to: Joseph M. Young	
212 N. Oak Park Ave. # DEE Oak Park	IL 60302
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