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WARRANTY DEED
Statesory (ILLINOIS)
(Individual to Individual)

8199/0241 27 001 Page 1 of 3 1998-06-22 14:03:14 Cook County Recorder 25.50

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),

Antonio belgado

(The Above Space for Recorder's Use)

in the County of Cook, in the State of Illinois, to hold as Joint Tenants with the right of survivorship, the following described real estate, should in the County of Cook, in the State of Illinois, to wit:

208 N. Oak Park Avenue, #3II, Oak Park, I. 6

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 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 release and waiver of the right of homestead.

Given under my hand and notary seal, this // day of

day of June

OFFICIAL SEAL
TERRENCE J FAHEY
COMMISSION, STATE OF THE

NOTARY PUBLIC

Property of Cook County Clark's Office

Unit ________, 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 the 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 311 has waived or has failed to exercise the right of first refusal.

Grantor also need 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 Componinium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements so 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:

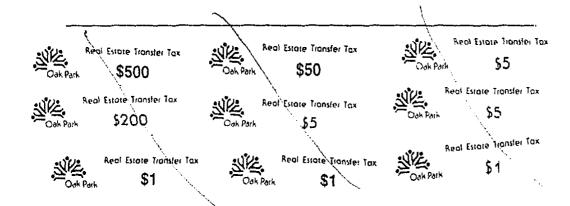
- 1. Real estate taxes not yet due and pr yab e and for subsequent years;
- 2. The Declaration;
- 3. Public and utility easements;
- 4. Covenants, conditions, restrictions of record as to use and occupancy;
- 4. Applicable zoning and building laws, ordinances and restrictions;
- 6. Roads and highways,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

Mail to:

Albert E. Xiques, 2856 N. Western Avenue, Chicago, IL 60618

Sent Subsequent Tax Bills to:

Antonio and Laura Delgado, 208 N. Oak Park Avenue, #3II, Oak Park, IL 60302



Property of Coot County Clerk's Office

STATE OF ILLINOIS UNOFFICIAL COPY

COUNTY OF Cook

i, The	undeasigned	, a notary public in
and for said County, in the State a William Greengoss, are personall subscribed to the foregoing instruthat they signed, sealed and deliveuses and purposes therein set fort	y known to me to be the sam iment, appeared before me th ered the said instrument as th	e persons whose names are is day in person and acknowledged eir free and voluntary act, for the

Coot County Clark's Office

REAL

STAMP

Cook County

Property of Cook County Clerk's Office