

# UNOFFICIAL COPY

98779325

WARRANTY DEED  
Statutory (ILLINOIS)  
(Individual to Individual)

9671/0148 48 001 Page 1 of 2  
1998-09-01 12:04:04  
Cook County Recorder 23.50

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).

R.E. STEWART  
4513 GAME FARM RD  
YORKVILLE, IL 60560

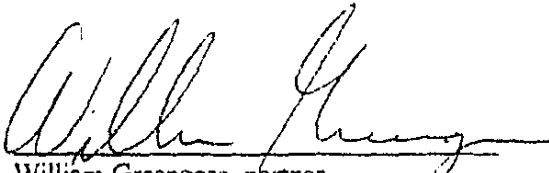
(The Above Space for Recorder's Use)

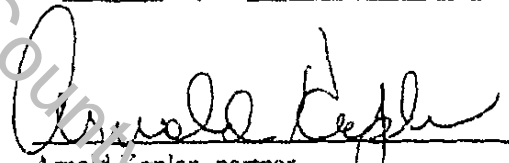
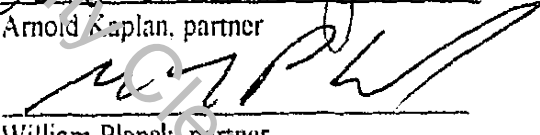
in the State of Illinois, the following described real estate, situated in the County of Cook, in the State of  
Illinois, to wit:

See Exhibit A Attached hereto and made a part hereof.

Dated this 28th day of August, 1998.

AB FUND III JOINT VENTURE

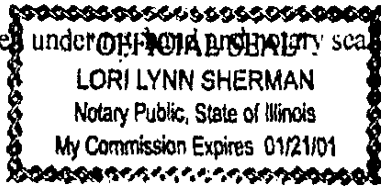
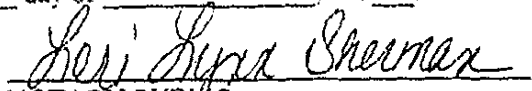
  
William Greengoss, partner

  
Arnold Kaplan, partner  
  
William Planek, partner

Permanent Real Estate Index Number(s): 16-07-212-010-1056  
Address(es) of Real Estate: 222 N. Oak Park Avenue, Unit 3S, Oak Park, IL 60302

STATE OF ILLINOIS )  
) ss AMERICAN TITLE order # 103 (12)1189  
COUNTY OF COOK ) + 15 W

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 OFFICIAL SEAL this 28th day of August, 1998.  
  
LORI LYNN SHERMAN  
Notary Public, State of Illinois  
My Commission Expires 01/21/01  
  
NOTARY PUBLIC

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Property of Cook County Clerk's Office



EXHIBIT A

Unit 3S, 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 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 3S 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.

Real Estate Transfer Tax \$5  
Real Estate Transfer Tax \$5  
Oak Park

Real Estate Transfer Tax \$1  
Oak Park

Mail to:

Kristine Larsen

215 Hillcrest Avenue, P.O. Box 236, Yorkville, IL 60560

Real Estate Transfer Tax \$200  
Oak Park

Sent Subsequent Tax Bills to:

R.E. Stewart

222 N. Oak Park Avenue, Unit 3S, Oak Park, Illinois 60302

Real Estate Transfer Tax \$25  
Oak Park

Real Estate Transfer Tax \$1  
Oak Park

Real Estate Transfer Tax \$5  
Oak Park

Real Estate Transfer Tax \$1  
Oak Park

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE STAMP  
\$ 46.50  
P.O. 10937

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