

WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

UNOFFICIAL COPY

18389295

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),

Laura Delgado, married to
Antonio Delgado
2025 61 st
Cicero, IL 60814

DEPT-01 RECORDING 923.50
T20009 TRAN 2440 05/12/98 12:32:00
93398 & RC # - 98 - 389295
COOK COUNTY RECORDED

(The Above Space for Recorder's Use)

in the County of Cook, in the State of Illinois, to hold ~~in joint tenancy with the right of survivorship~~, 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 7 day of May, 1998.

AB FUND III JOINT VENTURE

William Greengoss
William Greengoss, partner

Arnold Kaplan
Arnold Kaplan, partner
William Planek
William Planek, partner

Permanent Real Estate Index Number(s): 16-07-212-~~001-0000~~
Address(es) of Real Estate: 27 Oak Park, Unit 27, Oak Park, Illinois 60302

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)



Real Estate Transfer Tax
\$500



Real Estate Transfer Tax
\$50



Real Estate Transfer Tax
\$1



Real Estate Transfer Tax
\$200



Real Estate Transfer Tax
\$1

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 7th day of May, 1998

Terrence J. Fahey
NOTARY PUBLIC



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

98389295

UNOFFICIAL COPY

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT

Unit 104, 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 #96-402515 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 104 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 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.

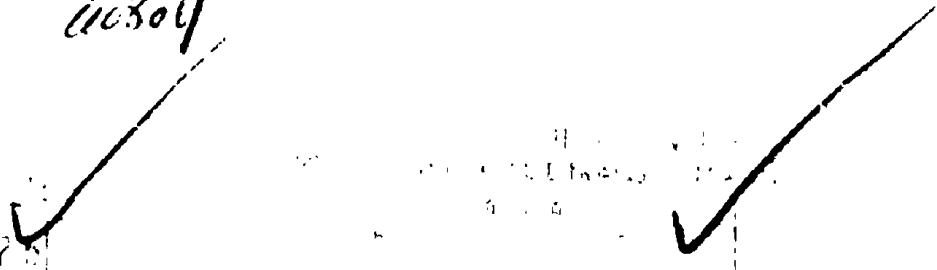
Mail to:

LAURA DELSANO
2625 61st Street
Cicero, IL 60804

Sent Subsequent Tax Bills to:

LAURA DELSANO
2625 61st Street
Cicero IL 60804

98389295



UNOFFICIAL COPY

Property of Cook County Clerk's Office