UNOFFICIAL COPY WARRANTY DEED 99507309 Statutory (ILLINOIS) (Individual to Individual) 5311/0168 04 001 Page 1 of 1999-05-26 10:45:53 GRANTOR(S) Cook County Recorder 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), KELLY WALSH BILL RHODES LANZ NAPERVILLE, 11 (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. 199**9**. Dated this day of AB FUND III JOINT VENTURE Arnold Kaplan, partner William Greengoss, partner William Planek, partner SOM CO Permanent Real Estate Index Number(s): Address(es) of Real Estate: 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.

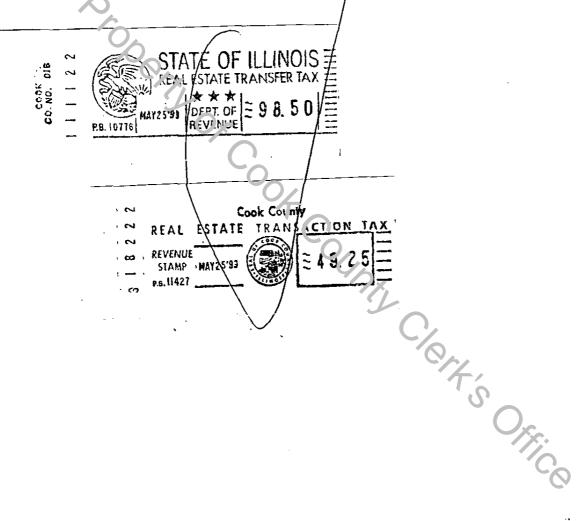
Given under my hand and notary seal, this 19

"OFFICIAL SEAL"
MICHELLE MARIE CORDOVA
Notary Public, State of Illinois
My Commission Expires 08/05/02

NOTARY PUBLIC

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

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EXHIBIT A

99507309

IT 1CC IN SANTA MARIA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND 3 IN OWNER'S SUBDIVISION OF THE WEST 223.5
DESCRIBED REAL ESTATE: LOTS 1, 2 AND 3 IN OWNER'S SUBDIVISION OF THE WEST 223.5
PEET AND THE SOUTH 10 PEET 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. SCOVILLES SUBDIVISION OF THE
WEST HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13.
EAST OF THE THIRD PRINCIAPL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS
ATTACHED AS EXHIBIT "A" , TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT
NUMBER 96402515, AND AMEDED BY FIRST AMENDMENT TO DECKARATION OF CONDOMINIUM
RECORDED JUNE 3, 1996 AS DOCUMENT NUMBER 96418417, TOGETHER WITH THE PERCENTAGE
INTEREST IN THE COMMON ELEMENTS.

The tenant of Unit 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 Condonur um, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set form a 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:

- Real estate taxes not vet due and payable and for subsequent years: 1.
- The Declaration: 2.
- Public and utility easements: 3.
- Covenants, conditions, restrictions of record as to use and occupancy;
- Applicable zoning and building laws, ordinances and lest ictions: 4.
- Roads and highways, if any: 6.
- Provisions of the Condominium Property Act of Illinois: 7.
- Installments due after the date of closing of assessments established pursuant to the 8

Declaration: and

9 Acts done or suffered by the Purchaser.

Mail to: 131/ Rhoder Naperville Il 60140 Sent Subsequent Tax Bills to: 214 NOak Park Ave Unit160 Oak Par 4. Il 60302 Real Estate Transfer Tax Real Estate Transfer Tax Real Estate Transfer Tax \$500 \$25 \$1 Real Estate Transfer Tax

\$200

Real Estate Transfer Tax \$10



Real Estate Transfer Tax

\$1

Real Estate Transfer Tax

\$50

Real Estate Transfer Tax

\$5