

UNOFFICIAL COPY

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WARRANTY DEED
Statutory (ILLINOIS)
(Individual to Individual)

99517682

1007/0163 03 001 Page 1 of 2
1999-05-28 10:58:18
Cook County Recorder 23.00

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),
HEATHER LYNNE VICKERY
421 W. Barry, #510
Chicago, IL 60610



(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:

C.T.I. / NWA
ST 8807971
99036084

See Exhibit A Attached hereto and made a part hereof.

Dated this 19 day of May, 1999. 2

AB FUND III JOINT VENTURE

William Greengoss, partner

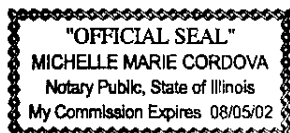
Arnold Kaplan, partner

William Planek, partner

Permanent Real Estate Index Number(s):	\$500	\$200
Address(es) of Real Estate:		
STATE OF ILLINOIS)	\$200	\$25
) SS		
COUNTY OF COOK)	\$10	\$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 19th day of May, 1999



NOTARY PUBLIC

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

BOX 333-CTI

EXHIBIT A

UNIT 1L, 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 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. SCOVILLES SUBDIVISION OF THE WEST HALF OF THE NORTHEAST 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 "A", TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96402515, AND AMENDED BY FIRST AMENDMENT TO DECLARATION OF CONDOMINIUM RECORDED JUNE 3, 1996 AS DOCUMENT NUMBER 96418417, TOGETHER WITH THE PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

The tenant of Unit 1L has waived or has failed to exercise the right of first refusal.

Commonly KNOWN AS: 228 N OAK PARK AVE # 1L, OAK PARK, IL
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.

PIN # 16-07-212-010-1034

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.

Mail to:

Freedman Anselmo Lindberg + Rappe

1807 West Diehl Rd #200, Naperville,

Sent Subsequent Tax Bills to:

Heather Vickery

228 N Oak Park # 1L, Oak Park, IL 60302

COOK CO. NO. 016
289783



STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

MAY 27 '99

DEPT. OF REVENUE

116.50

8

Cook County

REAL ESTATE TRANSACTION TAX

REVENUE STAMP MAY 27 '99

Pa. 11424



58.25