## **UNOFFICIAL COPY**

WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)

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),

Lesa A. Spravka 517 Elizabeth Wooddale, Il colo 99723371

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Cook County Recorder

23.50

(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/ AB FUND III JOINT VENTURE Arnold Kaplan, partner William Planck part William Greengoss, partner Real Estate Transfer Tax \$100 Permanent Real Estate Index Number(s): 16-07-212-010-1119 Real Estate Transfer Tax Address(es) of Real Estate: 727 Erie, #P9, Oak Park, II 60302 \$10 STATE OF ILLINOIS ) Real Estate Transfer Tax ) \$\$ COUNTY OF COOK ) \$10

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 fright of homestead.

Given under my hand and notary seal, this 22 44 day of \_

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

"OFFICIAL SEAL MICHELLE A. NUCCIO Notary Public, State of Illinois ly Commission Expires 10/08/02

## UNOFFICIAL COPY 3571 EXHIBITA 99723371

Unit 99, 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 <u>P9</u> 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 Cor. or inium, 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:

JUL.28.99

- 3. Public and utility easements;
- 4. Covenants, conditions, restrictions of record 23 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.

TRANSFER TAX

FP326660

8. Installments due after the date of closing of assessments examished pursuant to the

Declaration; and

9. Acts done or suffered by the Purchaser.	0.0
Mail to:	
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Sent Subsequent Tax Bills to: 727 Erie #3E	
Oak Pork, II	60302
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ESTATE THANSACTION

COOK COUNTY