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1999-08-04 15:00:49
Cook County Recorder 23.00

WARRANTY DEED (ILLINOIS)

(Corporation to Individual) 1g2

7828351J 99054868
THE GRANTOR, 1341 NORTH HARLEM BUILDING CORPORATION,

a Corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN AND NO HUNDREDTHS DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by said corporation, CONVEYS and WARRANTS to GRANTEE,



99742482

Ryan M. Rosenthal, 1625 N. Hudson Ave, Chicago, IL 60614

AND Jeffrey Rosenthal AS JOINT TENANTS AND NOT AS TENANTS IN COMMON with the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Right of Survivorship

UNIT 3 IN 1341 NORTH HARLEM CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 1 (EXCEPT THE NORTH 40 FEET THEREOF) AND LOT 2 (EXCEPT THE SOUTH 6 FEET) IN S. T. GUNDERSON AND SON'S GREENFIELD ADDITION TO OAK PARK, BEING A SUBDIVISION OF SUNDRY LOTS IN FIREMAN'S INSURANCE COMPANY'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 08001396, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Subject only to: general real estate taxes for the year 1998 and thereafter; easements, covenants, restrictions and building lines of record; encroachments, if any; applicable Village of Oak Park zoning, condominium and building laws or ordinances; acts done or suffered by Grantee or anyone claiming under Grantee; the Condominium Property Act of Illinois; the Declaration of Condominium Ownership recorded as Document number 08001396 in Cook County, Illinois, and all amendments thereto; existing leases, licenses and agreements affecting the Common Elements; utility easements, if any, whether recorded or unrecorded; and installments due after the date hereof for assessments levied pursuant to the Declaration of Condominium.

Permanent Index Number: 16-06-113-033-0000 (underlying)

MAX 333-CTP

Common Property Address: 1341 North Harlem Ave., Unit 3, Oak Park, Illinois 60302

The tenant of this 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 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.

COOK CO. NO. 016
293038

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX

AUG 3 '99 DEPT. OF REVENUE

61.00

P.B. 10686

Cook County
REAL ESTATE TRANSACTION TAX

REVENUE STAMP AUG 3 '99

30.50

140057

pa. 11424

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This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President this 30th day of July, 1999

1341 North Harlem Building Corporation,
an Illinois corporation

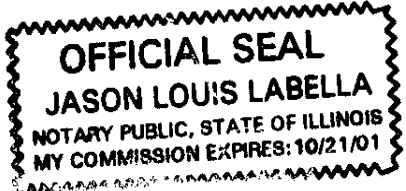
By: Carlos G. Baldoceda, President
Its: President
STATE OF ILLINOIS)

COUNTY OF _____) SS.

 Real Estate Transfer Tax Oak Park \$300	 Real Estate Transfer Tax Oak Park \$10
 Real Estate Transfer Tax Oak Park \$100	 Real Estate Transfer Tax Oak Park \$1
 Real Estate Transfer Tax Oak Park \$50	 Real Estate Transfer Tax Oak Park \$1
 Real Estate Transfer Tax Oak Park \$25	 Real Estate Transfer Tax Oak Park \$1

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Carlos G. Baldoceda, personally known to me to be the President of 1341 North Harlem Building Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such President, he signed and delivered the said instrument pursuant to authority given by said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 30th day of July, 1999



[Signature]
Notary Public

This Instrument was prepared by: Jason L. LaBella, Esq., Kamensky & Rubinstein, 7250 North Cicero Avenue, Suite 200, Lincolnwood, Illinois 60646

After recording, mail to:
S. Shaykin
951 N. Plum Grove Rd #A
Schaumburg Illinois 60133

Send subsequent tax bills to:
Ryan Rosenthal
1341 N. Harlem
Oak Park Illinois
60302