

UNOFFICIAL COPY



Chicago Title Insurance Company

WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)

99754163

6911/0015 63 001 Page 1 of 3
1999-08-09 09:22:21
Cook County Recorder 25.00



99754163

No Abstract
CTI

LND F20 193

78.31.119

THE GRANTOR Arbor Place LLC * 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 & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Manager of said corporation, CONVEY(S) and WARRANT(S) to FRANCIS J. KOHOUT AND (GRANTEE'S ADDRESS) NANCY WADLINGTON**not as tenants in common but as 3435 SOUTH LEAVITT CHICAGO, IL 60608 of the county of, the following described Real Estate situated in the County of in the State of Illinois, to wit:

~~SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF~~

SUBJECT TO: **Joint Tenants with the right of survivorship

Permanent Real Estate Index Number(s): 16-08-312-007-0000 & 16-08-312-008-0000
Address(es) of Real Estate: ~~3200320324~~ 326 S. Ridgeland A, Oak Park, Illinois 60302

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 Member, this 4th day of August, 1999.

Arbor Place LLC

By: Scott Meitus
Member

*Limited Liability Company

321620
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP AUG-6'99
P.B. 11427
62.50

COOK
CO. NO. 016
293227

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
AUG-6'99
DEPT. OF REVENUE
125.00
P.B. 10686

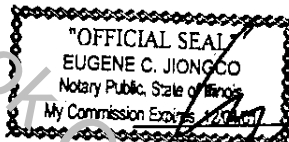
BOX 333-CTI

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY, that Scott A. Meitus personally known to me to be the Member of the Arbor Place LLC , and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and severally acknowledged that as such Member he signed and delivered the said instrument ~~and caused the corporate seal of said corporation to be affixed thereto,~~ pursuant to authority given by the Board of Manager of said * as his free and voluntary act, and as the free and voluntary act and deed of said * , for the uses and purposes therein set forth.

* Limited Liability Company
Given under my hand and official seal, this 4th day of August 1999



[Signature] (Notary Public)

Prepared By: Veverka, Rosen and Haugh
180 N. Michigan Avenue, Suite 900
Chicago, Illinois 60601-

Mail To:

Francis J. Kohout and Nancy Wadlington
~~320/322/324~~ 326 S. Ridgeland A
Oak Park, Illinois 60302

Name & Address of Taxpayer: Francis J. Kohout and nancy Wadlington
~~320/322/324~~ 326 S. Ridgeland A
Oak Park, Illinois 60302

LEGAL DESCRIPTION
EXHIBIT A

Parcel 1: Unit No. 326-A in the Arbor Place Condominium Association as delineated on a survey of the following described real estate: Lot 16 and 17 in Block 55 in Ridgeland being a subdivision of Section 7 and 8, Township 39 North, Range 13, East of the Third Principal Meridian, which survey is attached as Exhibit A to the Declaration of Condominium recorded as Document No. 99631268 together with its undivided percentage interest in the common elements, all in Cook County, Illinois

Parcel 2: The exclusive right to the use of Parking Space 23 & 24, a limited common element as delineated on the survey attached to the Declaration aforesaid.

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.

The tenant of unit has waived or has failed to exercise the right of refusal.

The tenant of the unit had no right of first refusal.

The purchaser of the unit was the tenant of the unit prior to the conversion of the building to a condominium.

PROPERTY OF COOK COUNTY CLERK'S OFFICE