

UNOFFICIAL COPY

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7/28/00 12:35:00 Page 1 of 2
1999-08-18 11:43:28
Cook County Recorder 23.50

WARRANTY DEED Statutory (ILLINOIS) (Corporation to Individual)

THE GRANTORS, **R.P. Fox and Associates, Inc.**, 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/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **George J. Kouris**, a married man, of 1151 West Wrightwood Avenue, Chicago, Illinois 60614, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

UNIT 724-1 IN THE PARK ERIE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 9 IN SCOVILLE'S SUBDIVISION OF LOT 4 IN JAMES W. SCOVILLE'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED JUNE 4, 1999 AS DOCUMENT 99-537830, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject To: General taxes for the year 1998 and subsequent years; special taxes or assessments for improvements not yet completed; building lines and building and liquor restrictions of record; zoning and building ordinances; roads and highways, if any; private, public and utility easements of record; party wall rights and agreements, if any; covenants, conditions and restrictions of record (none of which provide for reverter) nor prohibit present use of property, if any.

Permanent Index Number: 16-07-206-005-0000 Volume 141.

Property Address: 724-1 Erie, Oak Park, Illinois 60302.

99-20884 1/2
PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

Note: The tenant of said 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.

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 present by Ronald Fox, its President and attested by its Secretary, Michael Fox, this 6TH day of August, 1999.

R.P. Fox and Associates, Inc.

By: [Signature]
President

Attest: [Signature]
Secretary

STATE TAX

STATE OF ILLINOIS

AUG. 18. 99

COOK COUNTY

0000003142

REAL ESTATE TRANSFER TAX
0011250
FP326669

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

AUG. 18. 99

REVENUE STAMP

0000006047

REAL ESTATE TRANSFER TAX
0005625
FP326670

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State of Illinois
County of Cook(ss)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Ronald Fox**, personally known to me to be the President of **R.P. Fox and Associates, Inc.**, an Illinois corporation and **Michael Fox**, personally known to me to be the Secretary of said corporation and 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 as such, only the President and only the Secretary, signed, sealed 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 Officers of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

** by Michael Fox, attorney in fact*

Given under my hand and official seal, this 6th day of August, 1999.

Commission expires March 13, 2000
Maria A. Cristiano
Notary Public



This instrument was prepared by: Pellegrini and Cristiano, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

Ellyn M. Copeland
Attorney at Law
225 W. Washington #1300
Chicago, IL 60606








Send Subsequent Tax Bills To:

Kouris
724-1 Erie
Oak Park, IL 60302

OR

Recorder's Office Box No.: _____

AA724-1.DED

	Real Estate Transfer Tax \$500			
	Real Estate Transfer Tax \$200	Real Estate Transfer Tax \$1	Real Estate Transfer Tax \$1	Real Estate Transfer Tax \$1
	Real Estate Transfer Tax \$200			
	Real Estate Transfer Tax \$1			

Cook County Clerk's Office