UNOFFICIAL CO4/0072 89 001 Page 1 of

1999-10-14 13:29:14

Cook County Recorder

23.50

WARRANTY DEED Statutory (ILLINOIS) (Individual to Individual)

THE GRANTORS, Jane McClelland, unmarried and Fox Partners, of Oak Park, Illinois, for and in consideration of ten and no/100 dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Michael P. Leavy, unmarried and Noreen T. McKenty, unmarried, of 5917 West School Street, Chicago, Illinois, not as Tenants in Common, but as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:



UNIT 746-2N AND P-2 IN THE WESLEY HOUSE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TAACT OF LAND: LOTS 25 AND 26 IN BLOCK 6 IN MERCHANT'S MADISON STREET ADDITION IN THE NORTHEAST 1/4 OF SECTION 18, 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 SEPTEMBER 17, 1999 AS DOCUMENT 4984855, TOGETHER WITH "AS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Subject To: General taxes for the year 1998 and subsection years; building lines and building and liquor restrictions of record; zoning and building ordinances; 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: 16-18-218-017-0000 Volume 144.

Property Address: 746-2N South Wesley, Oak Park, Illinois 60304.

Note: The tenant of said unit has waived or has failed to exercise the right of first refusal.

91\_33\85 PRAIRIE TITLE 1/3 6821 W. NORTH AVE. OAK PARK, IL 60302

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 Condor aroum, 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.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Unrois

TO HAVE AND TO HOLD said premises, not as Tenants in Common, but as Joint Tenants, FOREVER.

Dated this <u>late</u> day of <u>October</u>, 1999

Fox Partners

Michael Fo

Ronald Fox

láné McClelland

## UNOFFICIAL COPY67407 Page 2 of

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 Jane McClelland, Ronald Fox and Michael Fox, 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 official seal, this 12TH day of OCTOBER

Commission expires MARCH

Notary Public

OFFICIAL MARIA A CRISTIANO NOTARY PUBLIC, STATE OF ILLINOIS

This instrument was prepared by: Pellegrini and Cristia 10, 6817 West North Avenue, Oak Park, Illinois 60302.

Mail To:

David P. VonEbers Attorney at Law 190 S. LaSalle St., #2850 Chicago, IL 60603

OR

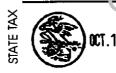
Recorder's Office Box No.:

Send Subsequent Tax Bills To:

0000461

Leavy/McKenty 746-2N S. Wesley Oak Park, IL 600304

STATE OF ILLINOIS



REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

**REAL ESTATE** TRANSFER TAX

0013050

-P326660



Real Estate Transfer Tax \$1000



Real Estate Transfer Tax

\$25

COOK COUNTY STATE TRANSACTION COUNTY TAX OCT.14.99

REVENUE STAMP

REAL ESTATE 0000010460 **TRANSFER TAX** 

0006525

FP326670

Real Estate Transfer Tax

Oak Park

\$10

Real Estate Transfer Tax

\$10



Real Estate Transfer Tax



Real Estate Transfer Tax

\$1



\$1



Real Estate Transfer Tax

\$1