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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 TRACT 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 99884855, TOGETHER WITH HIS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Subject To: General taxes for the year 1998 and subsequent 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.

99-22185 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.

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

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

Dated this 12<sup>th</sup> day of October, 1999.

**Fox Partners**

Jane McClelland

By:   
Michael Fox

By:   
Ronald Fox

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.

*\* by Michael Fox, attorney in fact*

Given under my hand and official seal, this 12<sup>TH</sup> day of OCTOBER, 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:

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

Send Subsequent Tax Bills To:

**Leavy/McKenty**  
746-2N S. Wesley  
Oak Park, IL 60034



OR

Recorder's Office Box No.: \_\_\_\_\_

STATE TAX

STATE OF ILLINOIS

OCT. 14. 99

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

# 0003004616

REAL ESTATE TRANSFER TAX
0013050
FP326660

Real Estate Transfer Tax

Oak Park

\$1000

Real Estate Transfer Tax

Oak Park

\$25

Real Estate Transfer Tax

Oak Park

\$10

Real Estate Transfer Tax

Oak Park

\$10

Real Estate Transfer Tax

Oak Park

\$1

Real Estate Transfer Tax

Oak Park

\$1

Real Estate Transfer Tax

Oak Park

\$1

COUNTY TAX

COOK COUNTY

REAL ESTATE TRANSACTION TAX

OCT. 14. 99

REVENUE STAMP

# 000010460

REAL ESTATE TRANSFER TAX
00065.25
FP326670