

UNOFFICIAL COPY



Doc#: 0403045038  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/30/2004 09:14 AM Pg: 1 of 3

PRAIRIE TITLE  
8TH AVE.  
OAK PARK, IL 60302

182  
0312-07119

WARRANTY DEED

THIS INDENTURE, Made this <sup>14</sup>30 day of December 2003, between **William Spillane and John Brooker** of 421 Harrison, Oak Park, Illinois, party of the first part, and

**Idriz J. Feratovic**  
1032 Randolph, Apt. 1  
Oak Park, IL 60302

party of the second part, WITNESSETH, That the party of the first part, for and in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable considerations in hand paid, **convey and warrant** to the party of the second part, the following described Real Estate, to-wit:

LEGAL DESCRIPTION ATTACHED

Subject to: general taxes for the year 2003 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, if any; covenants conditions and restrictions of record (none of which provide for reverter) if any

**THIS PROPERTY IS NOT HOMESTEAD PROPERTY.**

PERMANENT REAL ESTATE INDEX NUMBER: 15-12-423-011-0000

ADDRESS OF REAL ESTATE: **215 Des Plaines, Forest Park, Illinois 60133 60630**

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

*William Spillane* [seal]  
William Spillane

*John Brooker* [seal]  
John Brooker

VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No. 0797  
*John 12-30-03*  
Approved/Date

STATE TAX  
STATE OF ILLINOIS  
JAN. 28. 04  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000061298  
REAL ESTATE TRANSFER TAX  
0038900  
FP326669

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
JAN. 29. 04  
REVENUE STAMP

# 0000121815  
REAL ESTATE TRANSFER TAX  
0019450  
FP326670

(3)

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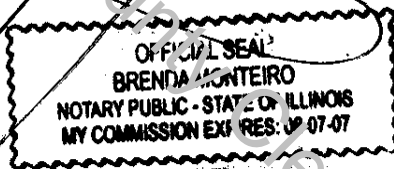
## WARRANTY DEED

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, Amy E. Ketchum, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **William Spillane and John Brooker** 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.

GIVEN under my hand and official seal this 30 day of December 2003.

[Signature]  
Notary Public  
Commission Expires: \_\_\_\_\_



SEND SUBSEQUENT TAX BILLS TO:  
**Idriz J. Feratovic**  
215 Des Plaines  
Forest Park, IL 60130

MAIL TO:  
Soe Metovic  
180 N. LaSalle, 1916  
Chicago, IL 60601

THIS INSTRUMENT WAS PREPARED BY: Amy E. Ketchum , 524 South Kenilworth, Oak Park, Illinois  
60304-1128, (708) 524-5096

**UNOFFICIAL COPY****PARCEL 1:**

THAT PORTION OF BLOCK 21 IN SUBDIVISION BY GALENA AND CHICAGO UNION RAILROAD COMPANY OF THAT PART OF THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A MAP, OF SAID SUBDIVISION, RECORDED MARCH 24, 1863 IN BOOK 161 OF MAPS, PAGE 83 OF THE RECORDS OF COOK COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

A TRACT OF LAND OFF THE NORTH SIDE WHICH MEASURES 37.73 FEET ALONG THE EAST LINE AND 35.75 FEET OF THE WEST LINE OF THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK 21, 160.58 FEET SOUTH WESTERLY OF THE NORTH EAST CORNER OF SAID BLOCK 21; THENCE SOUTH WESTERLY ALONG THE EAST LINE OF SAID BLOCK 21, 78.10 FEET; THENCE WEST 99.5 FEET (98.33 FEET) TO A POINT 126 FEET EAST OF THE WEST LINE OF SAID BLOCK 21; THENCE NORTH EASTERLY 76.80 FEET TO A POINT 102.10 FEET WEST OF THE EAST LINE OF SAID BLOCK 21; THENCE EAST 102.10 FEET TO A PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

THAT PORTION OF BLOCK 21 IN THE SUBDIVISION BY GALENA AND CHICAGO UNION RAILROAD COMPANY OF THAT PART OF THE SOUTH EAST QUARTER OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL, ACCORDING TO MAP OF SAID SUBDIVISION RECORDED MARCH 24, 1863 IN BOOK 161 OF MAPS PAGE 83, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SAID BLOCK 21, 160.58 FEET SOUTH WESTERLY OF THE NORTH EAST CORNER OF SAID BLOCK 21; THENCE SOUTH WESTERLY ALONG THE EAST LINE OF SAID BLOCK 21, 78.10 FEET; THENCE WEST 99.5 FEET TO A POINT 126 FEET EAST OF THE WEST LINE OF SAID BLOCK 21; THENCE NORTH EASTERLY 76.80 FEET TO A POINT 102.10 FEET WEST OF THE EAST BEGINNING [EXCEPTING THEREFROM A TRACT OF LAND OFF THE NORTH SIDE THEREOF WHICH MEASURES 37.73 FEET ON THE EAST LINE AND 35.75 FEET ON THE WEST LINE THEREOF] IN COOK COUNTY, ILLINOIS.

**PARCEL 3:**

THAT PART OF BLOCK 21 DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT WHICH IS 51.5 FEET SOUTH OF THE SOUTH LINE OF RANDOLPH STREET AND 177 FEET EAST OF THE WEST LINE OF SAID BLOCK 21; THENCE EAST PARALLEL WITH THE SOUTH LINE OF RANDOLPH STREET, 46.2 FEET; THENCE NORTH EASTERLY 9.7 FEET TO A POINT WHICH IS 50 FEET WESTERLY OF AND AT RIGHT ANGLES TO THE WEST LINE OF DES PLAINES AVENUE; THENCE EASTERLY TO A POINT IN THE WEST LINE OF DES PLAINES AVENUE 112.2 FEET SOUTHWESTERLY OF THE SOUTH LINE OF RANDOLPH STREET; THENCE SOUTHWESTERLY ON THE WEST LINE OF DES PLAINES AVENUE, 48.33 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF RANDOLPH STREET 102.10 FEET; THENCE NORTH EASTERLY 67 FEET TO A POINT WHICH IS 85 FEET SOUTH OF THE SOUTH LINE OF RANDOLPH STREET AND 177 FEET EAST OF THE WEST LINE OF SAID BLOCK 21, THENCE SOUTH ON A LINE 177 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID BLOCK TO THE POINT OF BEGINNING.

IN THE SUBDIVISION BY THE GALENA AND CHICAGO UNION RAILROAD COMPANY OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OF SAID SUBDIVISION RECORDED MARCH 24, 1863 IN BOOK 161 OF MAPS, PAGE 83 IN COOK COUNTY, ILLINOIS.