

STS130955 UNOFFICIAL COPY



WARRANTY DEED
JOINT TENANCY
ILLINOIS

CT VH 192

Doc#: 1119341010 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/12/2011 10:26 AM Pg: 1 of 3

MAIL TO:

Mr. Mark Watychowicz
Attorney at Law
115 S. Emerson Street
Mount Prospect, IL 60056

NAME & ADDRESS OF TAXPAYER:

Molly May
365 Western Avenue
Des Plaines, IL 60016

RECORDER'S STAMP

The Grantor, **FASSBINDER CONSTRUCTION, INC.**, an Illinois Corporation, with its principal office at 1015 N. Corporate Circle, Grayslake, Illinois, 60030, for and in consideration of ten and no/100 (\$10.00) dollars, and other good and valuable consideration in hand paid, **CONVEY AND WARRANT** to **MOLLY MAY**, now of 621 S. George Street, Mount Prospect, Illinois, 60056, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

THAT PART OF LOT 1 OF 1211 HARDING TOWNHOMES SUBDIVISION, BEING A CONSOLIDATION OF LOTS 22, 23, 24 AND 25 IN BLOCK 3 IN MECHANIC'S ADDITION TO DES PLAINES, BEING ALLES' SUBDIVISION OF THE SOUTH 15 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 2010 AS DOCUMENT NUMBER 1034313064, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 17 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 48.55 FEET TO THE POINT OF BEGINNING OF THE PARCEL INTENDED TO BE DESCRIBED; THENCE NORTH 87 DEGREES 08 MINUTES 27 SECONDS EAST, PARALLEL WITH SOUTH SOUTH LINE OF SAID LOT 1, A DISTANCE OF 98.03 FEET TO A POINT 48.54 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 17 MINUTES EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 17.73 FEET; THENCE SOUTH 87 DEGREES 08 MINUTES 27 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 98.03 FEET TO A POINT 66.28 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 17 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 17.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Subject to: General real estate taxes for the year 2010 and all years subsequent thereto: Other restrictions, conditions, covenants and easements of record.

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 in tenancy in common, but in joint tenancy forever.

Permanent Index Number(s): 09-17-210-034-0000, 09-17-210-035-0000,
09-17-210-036-0000 & 09-17-210-037-0000

Property Address: 365 Western Avenue, Des Plaines, IL 60016

Dated this 14 day of June, 2011.

FASSBINDER CONSTRUCTION, INC.,
an Illinois Corporation

By: [Signature]
THOMAS FASSBINDER, President

S Y
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S N
SC Y
INT

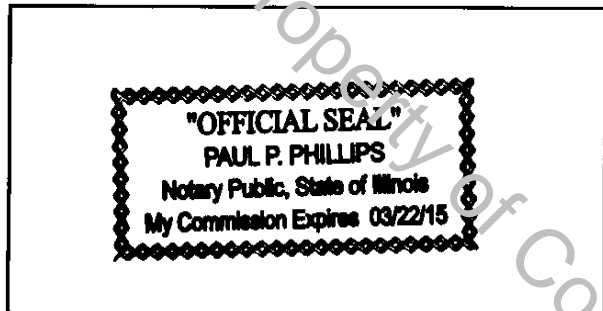
323-CT

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STATE OF ILLINOIS)
) ss.
COUNTY OF LAKE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **THOMAS FASSBINDER**, as President of Fassbinder Construction Inc., an Illinois Corporation, personally known to me to be the same persons whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 seal, this 7th day of June, 2011.



IMPRESS SEAL HERE

[Signature]
Notary Public

~~SD
06
02
11~~ REAL ESTATE TRANSFER TAX \$5 1,000.00
NO. 52513
365 WESTERN
CITY OF DES PLAINES

COUNTY - ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
____, SECTION 4, REAL ESTATE TRANSFER ACT

DATE: _____, 2011.

Buyer, Seller or Representative

~~STATE OF ILLINOIS
JUN. 20. 11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE~~

00000009080
00000009080
REAL ESTATE TRANSFER TAX
0020050
FP 103032

NAME AND ADDRESS OF PREPARER:

Paul P. Phillips
Soffietti, Johnson, Teegen,
Phillips & Argueta, Ltd.
74 E. Grand Avenue-P.O. Box 86
Fox Lake, IL 60020
847-587-2551 Fax 847-587-4538

~~COUNTY TAX
REAL ESTATE TRANSACTION TAX
JUN. 20. 11
REVENUE STAMP
000000080
REAL ESTATE TRANSFER TAX
0010025
FP 103034~~

** This conveyance must contain the name and address of the Grantee for tax billing purposes (Chap. 55 ILCS 5/3-5022).

Address of the person preparing the instrument:

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LEGAL DESCRIPTION

THAT PART OF LOT 1 OF 1211 HARDING TOWNHOMES SUBDIVISION, BEING A CONSOLIDATION OF LOTS 22, 23, 24 AND 25 IN BLOCK 3 IN MECHANIC'S ADDITION TO DES PLAINES, BEING ALLES' SUBDIVISION OF THE SOUTH 15 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 9, 2010 AS DOCUMENT NUMBER 1034313064, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 17 MINUTES 19 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 48.55 FEET TO THE POINT OF BEGINNING OF THE PARCEL INTENDED TO BE DESCRIBED; THENCE NORTH 87 DEGREES 08 MINUTES 27 SECONDS EAST, PARALLEL WITH SOUTH LINE OF SAID LOT 1, A DISTANCE OF 48.03 FEET TO A POINT 48.54 FEET SOUTH OF THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH 00 DEGREES 17 MINUTES EAST, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 17.73 FEET; THENCE SOUTH 87 DEGREES 08 MINUTES 27 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 48.03 FEET TO A POINT 66.28 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 17 MINUTES 19 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1 A DISTANCE OF 17.73 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office