

UNOFFICIAL COPY

WARRANTY DEED



Doc#: 1211816055 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/27/2012 02:31 PM Pg: 1 of 3

THE GRANTOR, J. Sterling Morton High School District 201, 5041 West 31st Street, Cicero, Illinois 60804, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to William A. Mologousis, of 1615 South 55th Avenue, Cicero Illinois 60804 all of its right, title, and interest in and to the following described real estate in Cook County, Illinois, legally described as follows, to wit:

See Legal Description attached hereto as Exhibit A

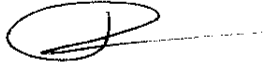
Address: 1615 South 55th Avenue, Cicero, Illinois 60804
P.I.N.: Part of 16-21-306-001


Subject to: (a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) general taxes for the year 2011 and subsequent years

The Grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. **This Is Not Homestead Property.**

The Grantor has signed this deed on April 19, 2012.

J. Sterling Morton High School District 201

By: 
Jeffrey Pesek
Board President

Attest: 
Jessica Jaramillo-Flores
Board Secretary

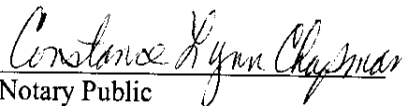
Exempt under Ill. Rev. Stat.
Ch. 120, Par. 1004(c).

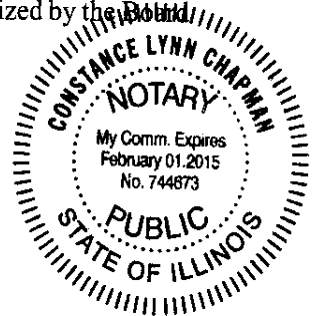
4/27/12 
Date Buyer, Seller or Representative

STATE OF ILLINOIS)
) ss.
COOK COUNTY)

I am a notary public for the County and State above. I certify that Jeffrey Pesek and Jessica Jaramillo-Flores, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, and personally known to me to be the President and Secretary, respectively, of the Board of Education of J. Sterling Morton School District 201, appeared before me on the date below and acknowledged that he signed and delivered the instrument as their free and voluntary act for the uses and purposes therein set forth, as authorized by the Board of Education including the release and waiver of the right of homestead.

Dated: April 19, 2012


Notary Public



This deed was prepared by
and after recording return to:

Name and address of grantee and
send future tax bills to:

RIECK AND CROTTY, P.C.
55 West Monroe Street, Suite 3390
Chicago, Illinois 60603

William A. Mologousis
1615 South 55th Avenue
Cicero, Illinois 60804


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Exhibit A

(Legal description of property to be conveyed to Mologousis)

THAT PART OF BLOCK 6 IN GRANT LAND ASSOCIATION RESUBDIVISION IN SECTION 21, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EAST LINE OF SOUTH 55TH AVENUE 159.31 FEET SOUTH OF THE NORTH LINE OF BLOCK 6 (SAID NORTH LINE ALSO BEING THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 21 AFORESAID); THENCE SOUTH 89 DEGREES 02 MINUTES 14 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF BLOCK 6 A DISTANCE OF 209 FEET; THENCE SOUTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 195 FEET AND WHOSE CHORD BEARS SOUTH 21 DEGREES 42 MINUTES 45 SECONDS EAST FOR A CHORD DISTANCE OF 10.47 FEET; THENCE WESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 296.94 FEET AND WHOSE CHORD BEARS SOUTH 84 DEGREES 19 MINUTES 37 SECONDS WEST FOR A CHORD DISTANCE OF 10.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 89 DEGREES 02 MINUTES 14 SECONDS WEST ALONG A LINE 177 FEET SOUTHERLY OF AND PARALLEL WITH SAID NORTH LINE OF BLOCK 6, 144 FEET TO THE EAST LINE OF SOUTH 55TH AVENUE; THENCE NORTH 0 DEGREES 51 MINUTES 25 SECONDS EAST ALONG SAID EAST LINE OF SOUTH 55TH AVENUE 17.69 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TOWN OF CICERO
TOWN TAX

APR. 26. 12
REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000005477
REAL ESTATE
TRANSFER TAX
0005000
FP351021

Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

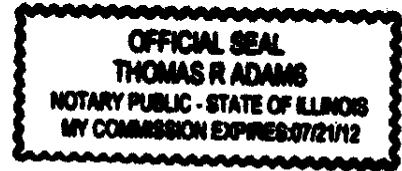
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: April 19, 2012

Signature: *Douglas C. Conover*
Agent

Subscribed and sworn to before me by the said Douglas C. Conover this 19th day of April 2012.

Notary Public *Thomas R. Adams*



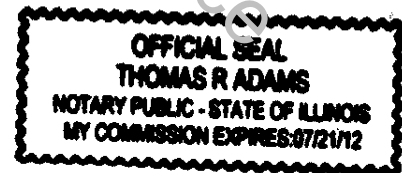
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: April 19, 2012

Signature: *Douglas C. Conover*
Agent

Subscribed and sworn to before me by the said Douglas C. Conover this 19th day of April 2012.

Notary Public *Thomas R. Adams*



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)