

UNOFFICIAL COPY

WARRANTY DEED

THE GRANTOR, William A. Mologousis, married to Beatrice Mologousis, of Burr Ridge, DuPage County, Illinois, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, conveys and warrants to J. Sterling Morton High School District 201, 5041 West 31st Street, Cicero, Illinois 60804, all of his 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 16-21-306-002




Doc#: 1211816056 Fee: \$42.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 04/27/2012 02:32 PM Pg: 1 of 3


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

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

4/27/12 
 Date Buyer, Seller or Representative



 William A. Mologousis

STATE OF ILLINOIS)
) ss.
 COOK COUNTY)

I am a notary public for the County and State above. I certify that William A. Mologousis, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged that he signed and delivered the 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.

Dated: April 19, 2012

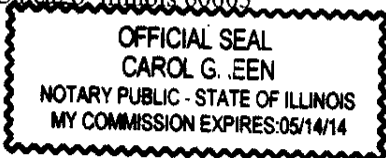

 Notary Public

*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

J. Sterling Morton High School District 201
 5041 West 31st Street
 Cicero, Illinois 60804




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Exhibit A

(Legal description of property to be conveyed to Morton)

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:

COMMENCING AT A POINT IN THE EAST LINE OF SOUTH 55TH AVENUE 177 FEET SOUTH OF THE NORTH LINE OF BLOCK 6 (SAID NORTH LINE OF BLOCK 6 ALSO OF BLOCK 6 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 144 FEET TO A POINT OF CURVATURE; THENCE EASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 396.94 FEET AND WHOSE CHORD BEARS NORTH 84 DEGREES 19 MINUTES 37 SECONDS EAST FOR A CHORD DISTANCE OF 69.47 FEET TO A POINT OF BEGINNING; THENCE CONTINUING ALONG THE LAST DESCRIBED CURVE TO THE LEFT AN ARC DISTANCE OF 64.81 FEET (CHORD BEARING NORTH 71 DEGREES 21 MINUTES 26 SECONDS EAST, CHORD 64.68 FEET) TO ITS INTERSECTION WITH THE NORTHWESTERLY LINE OF A 20 FOOT EASEMENT OF THE BALTIMORE AND OHIO RAILROAD COMPANY; THENCE SOUTH 49 DEGREES 27 MINUTES 09 SECONDS EAST ON A RADIAL LINE A DISTANCE OF 20 FEET TO THE SOUTHWESTERLY LINE OF SAID EASEMENT (SAID LINE ALSO BEING THE NORTHWESTERLY LINE OF THE RIGHT OF WAY OF THE BALTIMORE AND OHIO RAILROAD COMPANY); THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY RIGHT OF WAY BEING A CURVE TO THE LEFT AND HAVING A RADIUS OF 396.35 FEET AND WHOSE CHORD BEARS SOUTH 30 DEGREES 44 MINUTES 19 SECONDS WEST FOR A CHORD DISTANCE OF 134.69 FEET; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 195 FEET AND WHOSE CHORD BEARS NORTH 0 DEGREES 02 MINUTES 32 SECONDS WEST FOR A CHORD DISTANCE OF 108.36 FEET TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

TOWN TAX

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

0000005475

REAL ESTATE
TRANSFER TAX
000500
FP351021

Cook County Clerk's Office

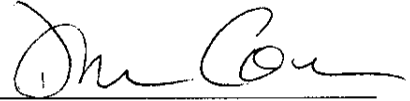
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STATEMENT BY GRANTOR AND GRANTEE

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

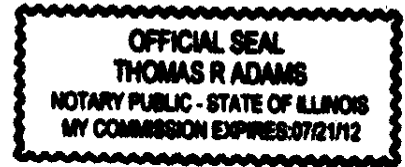
Signature: _____



Agent

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

Notary Public _____



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.

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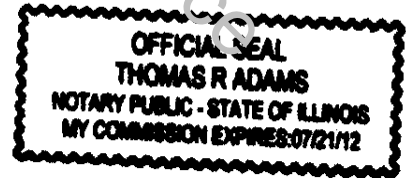

Signature: _____



Agent

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

Notary Public _____



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.)