



12165460620

Doc#: 1216546062 Fee: \$64.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/13/2012 03:36 PM Pg: 1 of 3

WARRANTY DEED

The Grantors, **WESLEY STUART AND SHERRY L. STUART**, his wife, for and in consideration of TEN and no/100 DOLLARS and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS TO ANTHONY SCHONFARBER of Roosevelt Island, New York**, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: *Do

3P

UNIT 6655-3D IN PARK VENTURE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 49 AND 50, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS AND A PARCEL OF LAND BEING LOTS 51, 52 AND LOT 53 (EXCEPT THE SOUTH 8 FEET OF SAID LOT 53), TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID PARCEL, ALL IN NEILSON'S SUBDIVISION OF BLOCK 2 (EXCEPT THE SOUTH 200 FEET OF THE WEST 266 FEET) IN TINLEY PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26744398, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: a) general real estate taxes not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record, (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) roads and highways, if any; (f) party wall rights and agreements, if any (g) building code violations, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Address of Real Estate: 6655 W. 172nd Street, #3D, Tinley Park, IL 60477

Permanent Real Estate Index No.: 28-30-405-033-1024

Dated this 8 day of JUNE 2012

WESLEY STUART

SHERRY L. STUART

FIDELITY NATIONAL TITLE

52 004318

UNOFFICIAL COPY

STATE OF Illinois, COUNTY OF Cook SS.

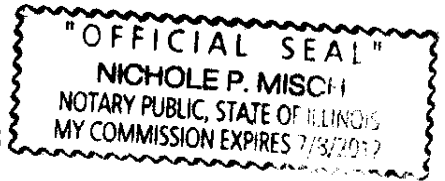
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT WESLEY STUART AND SHERRY L. STUART, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, 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 official seal, this 8th day of June 2012.

Nichole P. Misch

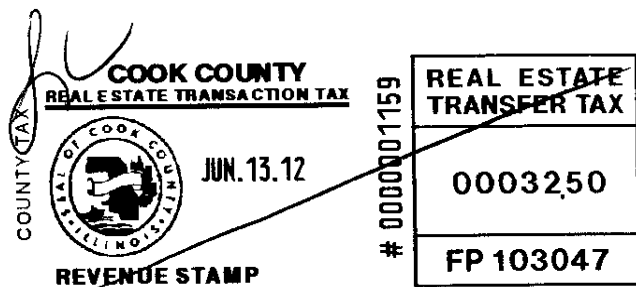
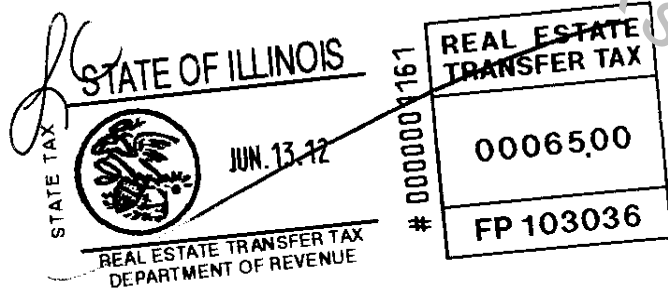
Notary Public

Prepared by: J. Winter, PO Box 583, Palos Heights, Illinois 60463



Mail to:
Dennis G. Giannopolis
18511 Torrence Av
Laurens, IL 60435

Name and Address of Taxpayer:
Anthony Schanferber
6655 W 170th St # 3D
Tinley Park, IL 60477



UNOFFICIAL COPY

FIDELITY NATIONAL TITLE INSURANCE COMPANY



ORDER NUMBER: 2011 052004318 UOC
STREET ADDRESS: 6655 W. 172ND ST. #3D

CITY: TINLEY PARK COUNTY: COOK COUNTY
TAX NUMBER: 28-30-405-033-1024

LEGAL DESCRIPTION:

UNIT 6655-3D IN PARK VENTURE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 49 AND 50, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS AND A PARCEL OF LAND BEING LOTS 51, 52 AND LOT 53 (EXCEPT THE SOUTH 8 FEET OF SAID LOT 53), TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING SAID PARCEL, ALL IN NEILSON'S SUBDIVISION OF BLOCK 2 (EXCEPT THE SOUTH 200 FEET OF THE WEST 266 FEET) IN TINLEY PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 26744398, AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

AGENT:

JAN WINTER, ATTORNEY AT LAW
P.O. BOX 583
PALOS HEIGHTS, ILLINOIS 60463