

# UNOFFICIAL COPY



Doc#: 1228310106 Fee: \$42.00  
 Eugene "Gene" Moore RHSP Fee: \$10.00  
 Cook County Recorder of Deeds  
 Date: 10/09/2012 03:25 PM Pg: 1 of 3

When Recorded Return To:  
 Independence Legal Services  
 2023 Court Ave Drive  
 St. Paul, MN 55117

77895022

### WARRANTY DEED

Statutory (Illinois)

Bl# 12-02540 (Doc# 10f1)

THE GRANTOR(S), Steven A. Carlson, of the City of Agawam, of the State of Massachusetts and his wife, Jessica W. Carlson, of the City of Riverside, of the State of Illinois for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to 406 N. Beach LLC, of La Grange, IL 60525 all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

**LEGAL DESCRIPTION:**

SEE ATTACHED

Permanent Real Estate Tax Number(s): 15-33-415-014-1003  
 Property Address: 406 N. Beach Avenue, Unit 1C, La Grange Park, IL 60526

Subject, however, to the general taxes for the year of 2012 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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 forever.

Dated this 16 day of JULY, 2012.

[Signature]  
 Steven A. Carlson

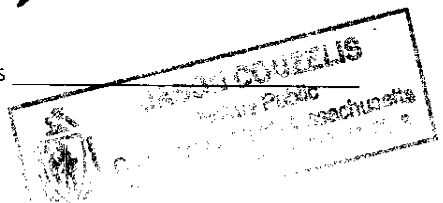
STATE OF Massachusetts )  
 ) SS.  
 COUNTY OF ~~COOK~~ Hampden )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Steven A. Carlson, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ their 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 notarial seal, this 26 day of July, 2012.

Notary Public

My Commission Expires



S N  
 P 3  
 S N  
 M N  
 SC Yes  
 E Yes  
 INT aw

REAL ESTATE TRANSFER		10/04/2012
	COOK	\$30.00
	ILLINOIS:	\$60.00
TOTAL:		\$90.00

# UNOFFICIAL COPY

Dated this 27 day of July, 2012.

Jessica Carlson  
Jessica W. Carlson

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Jessica W. Carlson, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ their 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 notarial seal, this 27<sup>th</sup> day of July, 2012.

Nancy M Sproviero  
Notary Public

My Commission Expires 4/17/2016

**PREPARED BY:**  
Nancy M. Sproviero  
633 S. La Grange Road, Suite 11  
La Grange, IL 60525

**MAIL TAX BILL TO:**  
406 N. Beach LLC  
C/o James Vance  
720 S. Shore Ave.  
La Grange, IL 60525

**MAIL RECORDED DEED TO:**  
Ronald P. Sokol  
60 Orland Square Drive, Ste. 202  
Orland Park, IL 60462

Property of Cook County Clerk's Office

**UNOFFICIAL COPY****EXHIBIT A****LEGAL DESCRIPTION**

**PARCEL 1: UNIT 1 C OF THE NORTH 74 FEET OF THE SOUTH 76.89 FEET OF LOT 5, IN BLOCK 'C', IN FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR, BEING A SUBDIVISION OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THAT PART OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING ON THE WEST LINE OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION, BEING ALSO THE WEST LINE OF FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR, RECORDED AS DOCUMENT 5652727, AT A POINT BEING THE NORTHWEST CORNER OF LOT 7, IN BLOCK 'D', IN SAID ADDITION; THENCE WEST ALONG THE WESTWARD EXTENSION OF THE NORTH LINE OF SAID LOT 7, A DISTANCE OF 40 FEET; THENCE NORTH ALONG A LINE PARALLEL TO THE EAST LINE OF THE SAID SOUTH EAST 1/4, A DISTANCE OF 1688.51 FEET, MORE OR LESS, TO THE FORMER SOUTH RIGHT OF WAY OF THE CHICAGO AND WEST TOWNS ELECTRIC RAILROAD (SUBURBAN RAILROAD); THENCE NORTHEASTERLY ALONG THE SAID RIGHT OF WAY LINE, SAID LINE BEING A CURVED LINE, CONVEX TO THE NORTHWEST, AND HAVING A RADIUS OF 548.69 FEET, AN ARC DISTANCE OF 35.7 FEET, MORE OR LESS, TO THE WEST LINE OF LOT 2, IN BLOCK 28, IN H. O. STONE AND COMPANY ADDITION TO LA GRANGE PARK, RECORDED AS DOCUMENT 8339801, SAID POINT BEING ALSO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH ALONG THE SAID WEST LINE OF LOTS 2 TO 10, IN SAID BLOCK 28, TO THE CENTER OF GRANT AVENUE, A DISTANCE OF 529.33 FEET, MORE OR LESS; THENCE EAST ALONG THE SAID CENTER OF GRANT AVENUE, A DISTANCE OF 8.89 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SAID SECTION; THENCE SOUTH ALONG THE SAID WEST LINE, A DISTANCE OF 1176.31 FEET, MORE OR LESS, TO THE POINT OF THE BEGINNING, (EXCEPTING THE SOUTH 458 FEET THEREOF; ALSO EXCEPTING THAT PART THEREOF, LYING NORTH OF A LINE WHICH IS AN EXTENSION WEST OF THE SOUTH LINE OF LOT 1, IN BLOCK 'C', IN BARTLETT'S FIRST ADDITION, AFORESAID), LYING WEST OF AND ADJOINING THE NORTH 74 FEET OF THE SOUTH 76.89 FEET OF LOT 5, IN BLOCK 'C', IN FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR, BEING A SUBDIVISION OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND SOUTH OF THE NORTH LINE OF THE SAID NORTH 74 FEET OF THE SOUTH 76.89 FEET OF LOT 5, IN BLOCK 'C', IN FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR, BEING A SUBDIVISION OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXTENDED WESTERLY AND NORTH OF THE SOUTH LINE OF THE SAID NORTH 74 FEET OF THE SOUTH 76.89 FEET OF LOT 5, IN BLOCK 'C', IN FREDERICK H. BARTLETT'S FIRST ADDITION TO PORTIA MANOR, BEING A SUBDIVISION OF THE EAST 790 FEET OF THE SOUTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXTENDED WESTERLY, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number(s): 15-33-415-014-1003

For informational purposes only, the subject parcel is commonly known as:

406 North Beach Avenue Unit 1C, La Grange Park, IL 60526



+U02884795+

1653 8/8/2012 77895022/1