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Warranty Deed
Statutory (ILLINOIS)
General

Doc#: 1411201068 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2014 12:08 PM Pg: 1 of 3

FIRST AMERICAN
File # 2513921
1/5



ORIGINAL

Above Space for Recorder's Use Only

THE GRANTORS, Fred P. Manetti and Barbara A. Lueder-Manetti, as husband and wife, 306 Gale Avenue, River Forest, Illinois 60305, and in consideration of Ten & 00/100 (\$10.00) Dollars, in hand paid, **CONVEY and WARRANT to GRANTEE, Gregor Properties, LLC: AN ILLINOIS Limited Liability Company**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 12 IN BLOCK 1 IN STEELES SUBDIVISION OF THAT PART OF THE NORTH 13.33 CHAINS OF THE SOUTH EAST QUARTER LYING EAST OF THATCHER (FOREST) AVENUE ALSO THAT PART OF THE NORTH EAST QUARTER LYING EAST OF THATCHER AVENUE AND SOUTH OF CHICAGO AND NORTH WESTERN RAILROAD RIGHT OF WAY IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

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** as husband and wife, not as Joint Tenants nor as Tenants in Common but as **TENANTS BY THE ENTIRETY** forever.

SUBJECT TO: 2013 second installment general real estate taxes and subsequent years and other easements and covenants of record.

Permanent Index Number (PIN): 15-11-401-026-0000
Address of Real Estate: 306 Gale Avenue, River Forest, Illinois 60305

Dated this 3rd day of April, 2014.

[Signature]
Fred P. Manetti
[Signature]
Barbara A. Lueder-Manetti

VILLAGE OF RIVER FOREST
Real Estate Transfer Tax
Date 4/2/14 Amt Paid 510.00

S Y
P 3
S N
SC Y
INT Y

REAL ESTATE TRANSFER		04/09/2014
	COOK	\$255.00
	ILLINOIS:	\$510.00
TOTAL:		\$765.00

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State of Illinois, County of Kane: ss, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY Fred P. Manetti and Barbara A. Lueder-Manetti, personally known to me to be the same persons whose names subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 3rd day of April, 2014.



Notary Public

Commission expires: 6-11-2016



This instrument was prepared by: Joseph C. Farwell, Farwell, Farwell & Associates, P.C., 2340 S. Arlington Heights Road, Suite 202, Arlington Heights, Illinois 60005

MAIL TO:

Ian B. Hoffenberg
221 N. LaSalle Street, Suite 1300
Chicago, Illinois 60601

SEND SUBSEQUENT TAX BILLS TO:

Gregory C. Martin
Kristin N. Martin
306 Gale Avenue
River Forest, Illinois 60305

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LEGAL DESCRIPTION:

LOT 12 IN BLOCK 1 IN STEELES SUBDIVISION OF THAT PART OF THE NORTH 13.33 CHAINS OF THE SOUTH EAST QUARTER LYING EAST OF THATCHER (FOREST) AVENUE ALSO THAT PART OF THE NORTH EAST QUARTER LYING EAST OF THATCHER AVENUE AND SOUTH OF CHICAGO AND NORTH WESTERN RAILROAD RIGHT OF WAY IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office