

THIS DOCUMENT PREPARED BY:



John R. Joyce
Attorney at Law
Ungaretti & Harris LLP
70 W. Madison Street
Suite 3500
Chicago, Illinois 60602

Doc#: 1425510012 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/12/2014 09:27 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR, ~~1420 SOUTH PROSPECT, INC.~~, an Illinois corporation, whose address is P.O. Box 31606, Chicago, Illinois, 60614, for and in consideration of Ten and No/100 DOLLARS (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, CONVEYS and WARRANTS to JOHN P. LaCORCIA and ELIZABETH M. LaCORCIA, who reside at 901 West Madison, Suite 820, Chicago, IL 60607, husband and wife, as tenants in the entirety, the Premises described on Exhibit A which is attached hereto and made a part hereof. In making this conveyance, the Grantor releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Notwithstanding the foregoing, this conveyance and the covenants and warranty of the Grantor made herein are subject to the following: Real Estate taxes not yet due and owing, covenants, conditions and restrictions of record, public and utility easements, acts done or suffered through Grantees, all special governmental taxes or assessments, confirmed or unconfirmed.

THE PROPERTY IS NOT HOMESTEAD PROPERTY

IN WITNESS WHEREOF, the Grantor has executed and delivered this Warranty Deed this 19th day of August, 2014.

GRANTOR:

1420 SOUTH PROSPECT, INC.,
an Illinois corporation

By: [Signature]
Name: John C. O'Flaherty
Its: President

REAL ESTATE TRANSFER TAX		20-Aug-2014
COUNTY:		140.00
ILLINOIS:		280.00
TOTAL:		420.00



S 4
P 3
S N
SC 9
INT 20

UNOFFICIAL COPY

STATE OF ILLINOIS)
)SS:
COUNTY OF COOK)

I, Roula Savakis a Notary Public in and for the County and State aforesaid, do hereby certify that John C. O'Flaherty, as President of **1420 SOUTH PROSPECT, INC.**, an Illinois corporation, 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 and delivered the said instrument as his own free and voluntary act, and as the free and voluntary act of the company for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 8/19/14, 2014
Roula Savakis
Notary Public

My Commission Expires:

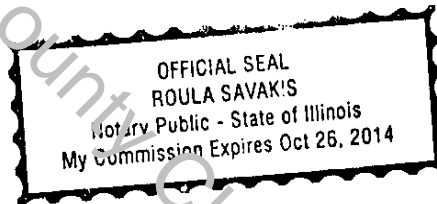
10/26/14



CITY OF PARK RIDGE
REAL ESTATE
TRANSFER STAMP
NO. 34817

MAIL SUBSEQUENT TAX BILLS TO:

John P. LaCorcia
1420 S. Prospect
Park Ridge, IL 60068



AFTER RECORDING, RETURN TO:

CHRISTOPHER NUDDO
1000 N Randall Rd
ELGIN IL 60123

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 199 IN H. ROY BERRY COMPANY'S PARK RIDGE TERRACE NO. 1, BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 1/2 OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 199 IN H. ROY BERRY COMPANY'S PARK RIDGE TERRACE NO. 1, BEING A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1420 SOUTH PROSPECT AVENUE,
PARK RIDGE, ILLINOIS 60068

PIN: 12-02-213-026-0000