WARRANTY DEED
INDIVIDUAL TO INDIVIDUAL

[redacted]

MAIL TO:
JONATHAN D. GROLL, Esq.
Attorney at Law
830 North Boulevard Suite A
Oak Park, Illinois 60301

[redacted]

Chicago Title/Oak Park

1426018019

Doc#: 1426018019 Fee: $42.00
RHSP Fee:$9.00 RPRF Fee: $1.00
Karen A.Yarbrough
Cook County Recorder of Deeds
Date: 09/17/2014 09:01 AM Pg: 1 of 3

GRANTORS, MICHAEL JANUSZEWSKI and AMY JANUSZEWSKI, husband and wife, of the Village of Riverside, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency is hereby acknowledged, CONVEY and WARRANT to the GRANTEES, MOHAMMED MINHAJ and HELEN, husband and wife, 27 W.15th Street Unit C in the City of Chicago, County of Cook and State of Illinois, the following described real estate situated in the County of Cook, State of Illinois to-wit: * LEE

SEE REVERSE SIDE FOR LEGAL DESCRIPTION

SUBJECT TO: General and special real estate taxes which are not yet due and payable; Conditions covenants and restrictions of record; Building lines and easements if any, so long as they do not interfere with Grantees' use and enjoyment of the property.

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 Tenants in Common and not as Joint Tenants but as *Tenants by the Entirety* forever.

Permanent Index Number: 15-25-415-017-0000 Volume: 183
Property Address: 416 Blythe Road Riverside, Illinois 60546

DATED this 28th day of May 2014.

Michael Januszewski

Amy Januszewski

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

The undersigned, a Notary Public in and for said County in the State aforesaid DO HEREBY CERTIFY, that the above named persons whose names are subscribed to the foregoing instrument, appeared before me this day, and acknowledged that they signed sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

(SEAL)

OFFICIAL SEAL
DAN G ROUSAKIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 08/27/14

This document prepared by:
DAN G. ROUSAKIS
Attorney at Law
7627 West Lake Street
Suite 203
River Forest, Illinois 60305
(708) 771-3849

Send future tax bills to:

Mohammed Minhaj and Helen Lee
416 Blythe Road
Riverside, Illinois 60546

BOX 333-CTI

LEGAL DESCRIPTION:

THE WEST ½ OF LOT 1096 IN BLOCK 24 IN THE THIRD DIVISION OF RIVERSIDE, IN THE NORTHEAST ¼ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

COOK COUNTY - ILLINOIS TRANSFER STAMPS

Exempt under provision of paragraph _____ Section 4, Real Estate Transfer Act, 35 ILCS 200/31-45.

Date _____

Signature: _____

Compliance or Exemption Approved
Village of Riverside

BY _____

Date: 5/6/14

REAL ESTATE TRANSFER 05/30/2014

COOK	$470.00
ILLINOIS	$940.00
TOTAL	$1,410.00

15-25-415-017-0000 | 20140501605566 | K48WA

VILLAGE OF RIVERSIDE
27 RIVERSIDE ROAD
RIVERSIDE, IL 60546-2299

PAID

CERTIFICATE OF COMPLIANCE

2 8 2014

Village of Riverside

Michael & Amy Januszewski
Owner/Seller

The undersigned certifies that the property located at 416 Blythe Road in the Village of Riverside, Illinois has been inspected on the 20th day of May, 2014, and has been determined to be in compliance with all applicable zoning regulations for Area Division "3", zoning class R- 1, except as follows:

- No items of zoning non-conformity noted.

Where a non-conforming use, building, or structure has been noted above with respect to the subject property or any building or structure located thereon, such use, building or structure may not be reconstructed, altered, enlarged, or relocated except as provided in Sections 10(D) (1) through (4) of the Zoning Ordinance. Such use, building, or structure shall be discontinued upon its destruction, removal or replacement as provided in 10(D)(5) of said Zoning Ordinance.

Bob Caraher

Inspected by: Bob Caraher

May 28, 2014

An Inspection Fee has been paid in the amount of: $175.00

A final water bill for the subject property has been paid in the amount of $91.62

By virtue of the issuance of this Certificate of Compliance, the Village of Riverside does not guarantee the condition of the property, or its suitability or fitness for the purpose for which it is being sold or transferred, and the Village shall not be responsible or liable for any claims arising out of the condition of the property or any defects or deficiencies therein, other than its compliance with the provisions of the Riverside Zoning Ordinance.

Peter Scalera, Village Manager

5-28-14
Date

This Certificate of Compliance must be furnished to the Buyer of the subject property at time of closing.