

UNOFFICIAL COPY



**Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)**

Doc#: 1502618065 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/26/2015 02:50 PM Pg: 1 of 2

Above Space for Recorder's Use Only

71146-28532 1/9 KB

THE GRANTOR, James F. Waikasas, a bachelor, of the Village of Brookfield, County of Cook and State of Illinois for and in consideration of Ten and No/100ths DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

7171 S. Harlem, LLC, 3716 West North Avenue, Stone Park, Illinois 60165, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

A parcel of land in the West 1/2 of the Northwest 1/4 of Section 30 Township 38 North, Range 13, East of the Third Principal Meridian described as follows:

Commencing at the Northwest corner of Lot 89 in Frank Delugach's 71st Street Highland, being a subdivision of that part of the West 1/2 of the Northwest 1/4 of said Section 30 lying East of the East line of the railroad right of way recorded July 18, 1938, as Document 12186631 in Book 323, of Plats, Page 4; thence Westerly along the North line of said Lot 89, extending Westerly a distance of 55.55 feet, more or less to an intersection with the East line of South Harlem Avenue, Thence Southerly along the East line of Harlem Avenue, which line is 50 feet East of a parallel with the West line of said Section 30, a distance of 268.08 feet, more or less to a point of intersection with the South line of Lot 90, extended Westerly in said Frank Delugach's 71st Street Highlands, which line is the North line of West 72nd Street; thence Easterly along said line a distance of 56.16 feet, more or less to the Southwest Corner of said Lot 90; Thence Northerly along the West line of said Lots 89 and 90, 268.08 feet more or less to the Point of Beginning, in Cook County, Illinois.

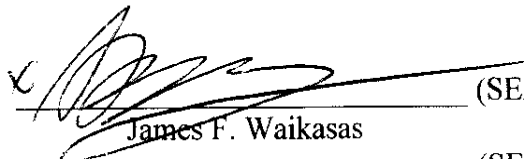
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 19-30-102-021-0000

Address of Real Estate: 7171 S. Harlem Avenue, Bridgeview, Illinois 60455

Dated this 22nd day of January, 2015.

PLEASE PRINT OR
TYPE NAME(S) BELOW
SIGNATURE(S)

 (SEAL)
James F. Waikasas

(SEAL)

STEWART TITLE
800 E. DIEHL ROAD
SUITE 180
NAPERVILLE, IL 60563

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State of Illinois, County of Cook, ss, I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James F. Waikasas, a bachelor, 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 22nd day of January, 2015.

Commission Expires: December 26, 2015.

MICHAEL N. SALUTINO
NOTARY PUBLIC

This instrument was prepared by: Michael Maksimovich
Michael Maksimovich, Attorney at Law, P.C.
8643 West Ogden Avenue, Lyons, Illinois 60534

REAL ESTATE TRANSFER TAX		23-Jan-2015	
	COUNTY:	297.50	
	ILLINOIS:	95.00	
	TOTAL:	392.50	
19-30 102-021-0000 20150101658975 0-889-976-448			

MAIL TO:

Earl Weiss
Leven & Rosen, Ltd.
10024 Skokie Boulevard
Suite 240
Skokie, Illinois 60077

SEND SUBSEQUENT TAX BILLS TO:

7171 S. Harlem, LLC
3716 West North Avenue
Stone Park, Illinois 60165