

UNOFFICIAL COPY



Chicago Title Insurance Company

**SPECIAL WARRANTY
DEED
ILLINOIS STATUTORY**

CT NWS759147 PK



1504404022

Doc#: 1504404022 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/13/2015 09:51 AM Pg: 1 of 2

Property of Cook County Clerk's Office

THE GRANTOR(S), Forest Park National Bank and Trust Co., of the Village of Forest Park, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to 1039 Thomas Ave LLC (GRANTEE'S ADDRESS) 1039 Thomas Ave., Forest Park, Illinois 60130 of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 20 IN ANSTETT AND BRAUN'S ADDITION TO HARLEM, A SUBDIVISION OF BLOCKS 2, 10, 13, AND 20 IN JOSEPH K. DUNLOP'S SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 AND THAT PART OF THE EAST 1/3 OF EAST 1/2 OF SOUTHWEST 1/4 LYING SOUTHEAST OF THE CENTER LINE OF DESPLAINES AVENUE IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record, private, public and utility easements and roads and highways, any confirmed special tax or assessment, installments not due at the date hereof of any special tax or assessment for improvements heretofore below

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

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether express, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date Seller acquired title.

Permanent Real Estate Index Number(s): 15-13-418-030-0000
Address(es) of Real Estate: 1039 Thomas Ave., Forest Park, Illinois 60130

Dated this 4 day of February, 2015

Forest Park National Bank and Trust Co.

By: [Signature]
Jack Vainisi
Executive Vice President

S
P
S
SQ
INT

Y
2
N
A
A

Box 333-CT

UNOFFICIAL COPY

Attest *Genevieve Halloran*
Genevieve Halloran

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT *Jack Vanisi*, personally known to me to be the same person(s) whose name(s) 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 4th day of February, 2015



[Signature] (Notary Public)

Prepared By: Genevieve Halloran
30 Gale Avenue
River Forest, Illinois 60305

Mail To:
~~1039 Thomas Ave LLC~~ Austin Jarrett Ltd
~~1039 Thomas Ave.~~ 411 E. BUSINESS CENTER DR #112
~~Forest Park, Illinois 60130~~ Mount Prospect, IL 60056

Name & Address of Taxpayer:
1039 Thomas Ave LLC
1039 Thomas Ave.
Forest Park, Illinois 60130

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 5478
[Signature] 2/5/15
Approved/Date

REAL ESTATE TRANSFER TAX

06-Feb-2015



COUNTY: 44.50
ILLINOIS: 89.00
TOTAL: 133.50

15-13-418-030-0000 | 20150201661477 | 0-528-133-760