## **UNOFFICIAL COPY**

### **WARRANTY DEED**

Corporation to Individual

WHEN RECORDED MAIL TO: Mr. Matt Albrecht Attorney At Law 415 N. LaSalle, #403 Chicago, IL 60654

SEND TAX BYLLS TO: Mr. Michael S. Valente Ms. Amanda J. Valente 625 N. Oak Park Avenue Oak Park, Illinois 60302 15ø91 24ø31D

Doc#: 1509129031 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 04/01/2015 12:13 PM Pg: 1 of 3

Above Space for Recorder's Use Only

1411-56667

The GRANTOR, 625 OA. PARK, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, MICHAEL M. JOSS AND MARY A. JOSS, MANAGERS for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby CONVEY and WARRANT unto the GRANTEES, Michael S. Valente and Amanda J. Valente, Husband and Wife, not as tenants in common or as joint tenants but as tenancy by the entirety, the following described real estate situated in the County of Cook, State of Illinois, to-wit:

#### See attached Exhibit -A-

**Property Address:** 

625 N. Oak Park Avenue, Oak Park, illinois 60302

**Permanent Index Number:** 16-06-323-022-0000

Subject only to: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

IN WITNESS WHEREOF, the GRANTORS, Michael M. Joss and Mary A. Joss, Managers, of 625 Oak Park, LLC, have caused their names to be signed to this instrument, dated this of March 2015.

Michael M. Joss, Manager 625 Oak Park, LLC

Mary A. Joss, Manager 625 Oak Park, LLC

CCRD REVIEWER

# **UNOFFICIAL COPY**

STATE OF ILLINOIS	)	
	)	SS
COUNTY OF COOK	)	

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that, MICHAEL M. JOSS AND MARY A. JOSS, MANAGERS, 625 OAK PARK, LLC personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person and acknowledged that they signed and delivered the same instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this \_\_\_\_\_\_ day of March, 2015.

HOPE GELDES
OFFICIAL SEAL
Notary Public - State of Inlincis
My Commission Expires
July 20, 2018

Notary Public

My commission expires: 7/2

WAR. 26.15

WAR. 26.15

WAR Park

TRANSFER TAX

05000,00

# FP 10280

 COUNTY:
 312.50

 ILLINOIS:
 625.00

 TOTAL:
 937.50

16-06-323-022-0000 | 20150301671259 | 0-117-696-896

THIS INSTRUMENT WAS PREPARED BY: Hope F. Geldes

Attorney At Law 818 S. Kenilworth Ave. Oak Park, Illinois 60304

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A POLICY ISSUING AGENT OF FIDELITY NATIONAL TITLE GROUP/MIDWEST

COMMITMENT NO. 1411-56667

## SCHEDULE A (continued)

### **LEGAL DESCRIPTION**

THE SOUTH ½ OF LOT 5 ALSO THE SOUTH ½ OF LOT 6 (EXCEPT THE WEST 150 FEET OF SAID SOUTH ½ OF LOT 5) ALL IN C.H. COOLIDGE'S SUBDIVISION OF BLOCK 1 OF AUSTIN MOREY AND SLENTZ'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 16-06-323-022-0000

COMMONLY KNOWN AS: 625 N. OAK PARK AVENUE, OAK PARK, IL 60302