

UNOFFICIAL COPY

WARRANTY DEED

Statutory (Illinois) RETURN TO: BLM Title Services, LLC
1300 Iroquois Ave., Ste. 100
Naperville, IL 60563



Doc#: 1510639067 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/16/2015 02:38 PM Pg: 1 of 3

Mail to:
Kevin Lynch
Attorney at Law
1300 Iroquois Avenue, Suite 125
Naperville, IL 60563

BLM #1002881
Name & address of taxpayer:
James Pawlak
~~5659 S. Keeler~~ 1571 Creeks Crossing Dr.
~~Chicago, IL 60629~~ Algonquin IL 60102

THE GRANTOR, Forest Avenue Properties, LLC, of P.O. Box 241, Naperville, Illinois 60566 a limited liability company, created and existing under and by the virtue of the laws of the State of Illinois, for and in consideration of TEN and NO/100ths DOLLARS and other good and valuable considerations in hand paid, and pursuant to authority given by the Members of said limited liability company.

CONVEY AND WARRANT to James Pawlak of 1571 Creeks Crossing Dr., Algonquin, IL 60102, all interest in the following described real estate situated in the County of, in the State of Illinois, to wit:

See attached legal description attached hereto as Exhibit "A" made a part hereof as though fully set forth.

NON-HOMESTEAD PROPERTY

Subject to general real estate taxes not due and payable at time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current 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 in fee simple forever.

Permanent index number(s): 19-15-214-009-0000
Property address: 5659 S. Keeler, Chicago, IL 60629
DATED this 26th day of February, 2015.

Cynthia A. Marschitz, Member
Forest Avenue Properties, LLC

CCRD REVIEWER

S
Y
3
N
N
Y
4
Y
1/10

REAL ESTATE TRANSFER TAX	19-Mar-2015
CHICAGO:	1,050.00
CTA:	420.00
TOTAL:	1,470.00

REAL ESTATE TRANSFER TAX	19-Mar-2015
COUNTY:	70.00
ILLINOIS:	140.00
TOTAL:	210.00

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WARRANTY DEED Statutory (Illinois)

State of Illinois, County of DuPage ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cynthia A. Marschitz, Member of Forest Avenue Properties, LLC



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 the person acknowledged it signed, sealed and delivered the instrument as its free and voluntary act, for the uses and purposes therein set forth

Given under my hand and official seal this 18th day of February, 2015.

Commission expires

Tracie Beck
Notary Public

Recorder's Office Box No.

NAME AND ADDRESS OF PREPARER:

Brenda Murzyn , Attorney at Law
1300 Iroquois Drive, Suite 125
Naperville, IL 60563

Property of Cook County Clerk's Office

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EXHIBIT A:

LOT 14 IN FREIDMAN'S SUBDIVISION OF THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 7, 1925 AS DOCUMENT 8802447, IN COOK, COUNTY, ILLINOIS.

FOR INFORMATION ONLY: 19-15-214-009-0000
5659 S. KEELER, CHICAGO IL 60629

Property of Cook County Clerk's Office