

UNOFFICIAL COPY

ORT # 15560151-1
WARRANTY DEED

STATE OF ILLINOIS

Mail Taxbillstat

MAIL TO: Nicholas Lowry
1535 Monroe Ave, Apt 2
River Forest, IL 60305



Doc#: 1518345073 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/02/2015 02:16 PM Pg: 1 of 2

THE GRANTOR, 2007 Annual Tax Sale, LLC an Illinois limited liability company, in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority as a member (s) of said company, conveys and warrants to,

Nicholas Lowry and Joanna Lowry*
not as joint tenants but as tenants by the entirety
* 1535 MONROE AVE APT 2 RIVER FOREST IL
the following described real estate situated in the County of Cook, State of Illinois, to wit:

LEGAL DESCRIPTION:
(See Attached)

VILLAGE OF RIVER FOREST
 Real Estate Transfer Tax

Date 6-10-15 Amt Paid \$80.00

Property Address:

1535 Monroe Ave., Unit 3, River Forest, Illinois⁶⁰³⁰⁵ subject to: general real estate taxes for the year 2014 and subsequent years; building lines and use or occupancy restrictions, covenants and conditions of record; zoning laws and ordinances; easement for public utilities; acts of the Grantee; and hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

Dated: 4-29-15, 2015

2007 Annual Tax Sale LLC
By: David Azran- managing member

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 David Azran a managing member of 2007 Annual Tax Sale, LLC is personally known to me to be the same person whose name he 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 notarial seal, this 29 day of April, 2015

My commission expires: November 10, 2016

Permanent Index Number: 15-01-202-030-1009

Grantees Address:

Mail subsequent tax bills to:



PREPARED BY: IRA T. KAUFMAN - 661 WEST LAKE STREET, SUITE 1W, CHICAGO, ILLINOIS 60661

CCRD REVIEWER R4

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LEGAL DESCRIPTION

PARCEL 1:

UNIT 1535-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MONROE HOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25300018, IN THE WEST 1/2 OF THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EXCLUSIVE USE FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. 19, A LIMITED COMMON, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

Address commonly known as:
1535 Monroe Avenue, Unit 3
River Forest, IL 60305

PIN#: 15-01-202-030-1009

REAL ESTATE TRANSFER TAX

02-Jul-2015



COUNTY:	40.00
ILLINOIS:	80.00
TOTAL:	120.00

15-01-202-030-1009 | 20150401680915 | 1-329-869-696

Property of Cook County Clerk's Office