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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 1524455086 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/01/2015 09:11 AM Pg: 1 of 3

Dec ID 20150701609724
ST/CO Stamp 1-501-834-112

Mail to:

MATTHEW SWENSON, ESQ.

715 LAKE STREET # 420

OAK PARK IL 60301

Name & Address of Taxpayer:

Charles Hamilton

Heather Hamilton

220 #A Des Plaines Ave.

Forest Park, IL 60130

(Space for Recorder's Use)

THE GRANTOR(S), Andrea Joebker, ^{divorced woman, not since remarried} and Igor Petkovic *a married man

of the CITY of Forest Park, County of COOK State of ILLINOIS

for and in consideration of TEN DOLLARS DOLLARS

and other good and valuable consideration, in hand paid, CONVEY(S) and WARRANT(S) to
THE GRANTEE(S), Charles Hamilton and Heather Hamilton, husband and wife,

WYNNE Ann

(Grantee's Address) 220 #A Des Plaines Ave., Forest Park, IL 60130

of the CITY of Forest Park, County of COOK State of ILLINOIS

in the form of ownership:

all interest in the following described real estate situated in the County of COOK, in the State of Illinois to wit:

LOT 2 IN LINCOLN COURT LOFT TOWNHOMES RESUBDIVISION (PHASE 1) OF LOT 23 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOT 24 IN BRUHN'S SUBDIVISION OF BLOCK 22 (EXCEPT THE SOUTH 68.60 FEET THEREOF) IN RAILROAD ADDITION TO TOWN OF HARLEM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF LOT 1 IN SAID LINCOLN COURT LOFT TOWNHOMES RESUBDIVISION DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 1, THENCE NORTH 21 DEGREES 49 MINUTES 41 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 23.49 FEET FOR A PLACE OF BEGINNING; THENCE NORTH 68 DEGREES 49 MINUTES 41 SECONDS EAST OF A DISTANCE OF 20.00 FEET; THENCE SOUTH 68 DEGREES 10 MINUTES 19 SECONDS EAST OF DISTANCE OF 8.00 FEET TO THE EASTERLY LINE OF LOT 1; THENCE SOUTH 21 DEGREES 49 MINUTE 41 SECONDS WEST A DISTANCE OF 20.00 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

SHORT SALE PROVISION

GRANTEE HEREIN IS PROHIBITED FROM CONVEYING CAPTIONED PROPERTY FOR ANY SALES PRICE FOR A PERIOD OF 30 DAYS FROM THE DATE OF CLOSING. AFTER THIS 30 DAY PERIOD, GRANTEE IS FURTHER PROHIBITED FROM CONVEYING THE PROPERTY FOR A SALES PRICE GREATER THAN \$312,000 UNTIL 90 DAYS FROM THE DATE OF CLOSING. THESE RESTRICTIONS SHALL RUN WITH THE LAND AND ARE NOT PERSONAL TO THE GRANTEE.

*This is NOT a homestead property as to Igor Petkovic

(NOTE: If additional space is required for legal, attach on a separate 8-1/2" x 11" sheet.)

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

Permanent Index Number(s): 15-12-430-053-0000

Property Address: 220 #A Des Plaines Ave., Forest Park, IL 60130

Chicago Title PSA 08137 2/3

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Dated this 20 day of June, 2015

Igor Petkovic (Seal)

(Seal)

Andrea Roebker (Seal)

(Seal)

(NOTE: Please type or print names below all signatures.)

STATE OF ILLINOIS)
_____) ss
COUNTY OF COOK DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT
Andrea Roebker of Igor Petkovic

personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 20th day of June, 2015.

Sarah Hanson
Notary Public



My commission expires: 2/27/19

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 5696
dm 7/15
Approved/Date

DuPage
COOK COUNTY / ILLINOIS TRANSFER STAMP

Name & Address of Preparer:
Theresa L. Panzica
Theresa L. Panzica LLC
2510 W. Irving Park
Chicago, IL 60618

or
Exempt under provisions of Paragraph _____
Section 4, Real Estate Transfer Tax Act.
Date: _____

Buyer, Seller or Representative

** This conveyance must contain the name and address of the Grantee for tax billing purposes: (Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument (Chap. 55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		21-Jul-2015
	COUNTY:	130.00
	ILLINOIS:	260.00
	TOTAL:	390.00

15-12-430-053-0000 | 20150601694064 | 0-010-689-408

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1412 PSA008137 CN

STREET ADDRESS: 220 DES PLAINES AVENUE

UNIT A

CITY: FOREST PARK

COUNTY: COOK

TAX NUMBER: 15-12-430-053-0000

LEGAL DESCRIPTION:

LOT 2 IN LINCOLN COURT LOFT TOWNHOMES RESUBDIVISION (PHASE 1) OF LOT 23 (EXCEPT THE NORTH 10 FEET THEREOF) AND ALL OF LOT 24 IN BRUHN'S SUBDIVISION OF BLOCK 22 (EXCEPT THE SOUTH 68.60 FEET THEREOF) IN RAILROAD ADDITION TO TOWN OF HARLEM, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF LOT 1 IN SAID LINCOLN COURT LOFT TOWNHOMES RESUBDIVISION DESCRIBED AS FOLLOWS:
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COOK County Clerk's Office