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16202252

WARRANTY DEED
Statutory (ILLINOIS)
Individual to Individual



Doc#: 1526446037 Fee: \$40.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/21/2015 10:01 AM Pg: 1 of 2

THE GRANTOR, David Edward Fantis, a single man and Edward P. Fantis, Jr., divorced and not since remarried, of 7210 Jackson Blvd., Unit F-3, Forest Park, County of Cook, the State of Illinois for and in consideration of \$10.00 DOLLARS in hand paid, convey(s) and warrant(s) to Paul McGraw, 7407 Madison Street, Forest Park, Illinois, the following described Real Estate situated in the County of Cook, State of Illinois to wit:

SEE ATTACHED LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. Subject to the following: general real estate taxes not due and payable at the time of closing, the Illinois Condominium Property Act, the Declaration of Condominium recorded November 9, 1999, as Document Number 09039871, covenants, conditions, restrictions and easements of record, zoning and building laws and ordinances, party walls, party wall agreements, party driveways, walks and passageways.

Grantee herein is prohibited from conveying property for any sales price for a period of 30 days from the date of this short sale closing. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than \$45,600.00 (120% of short sale price) until 90 days from the date of this short sale closing. These restrictions shall run with the land and nor personal to the Grantee.

Permanent Index Number: 15-13-224-042-1020 & 15-13-224-042-1043
Address of Real Estate: 7210 Jackson Blvd., Unit F-3, Forest Park, Illinois 60130

Dated this 9th day of September, 2015.

David Edward Fantis

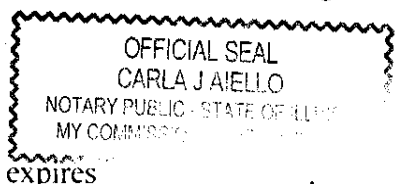
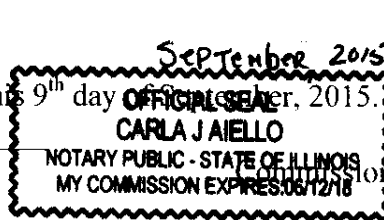
Edward P. Fantis, Jr.
Edward P. Fantis, Jr.

VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No. 5812
SEP 21 2015
Approved/Date

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 David Edward Fantis, a single man and Edward P. Fantis, Jr., divorced and not since remarried, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 9th day of September, 2015.

Notary Public



This instrument was prepared by: Chris J. Aiello, 322 S. Ardmore Avenue, Villa Park, IL 60181

Mail To: ERWIN LAW LLC
4043 N. RAVENSWOOD AVE. #208
CHICAGO, IL 60613

Send Subsequent Bill To: PAUL MCGRAW
7407 MADISON ST. #2
FOREST PARK, IL 60130

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UNITS 3F AND P23 TOGETHER WITH A 1.03 % UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN THE ELGIN JACKSON CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOT 37, 38 AND 39 IN HENRY G. FOREMAN'S SECOND ADDITION TO THE VILLAGE OF FOREST PARK, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE RIGHT OF WAY OF THE RAILROAD, EXCEPT THE WEST 364.10 FEET THEREOF, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 09039871, AS AMENDED.

REAL ESTATE TRANSFER TAX

15-Sep-2015



COUNTY:	19.00
ILLINOIS:	38.00
TOTAL:	57.00

15-13-224-042-1020 | 20150901623114 | 1-949-380-480