

# UNOFFICIAL COPY



Doc#: 1529310088 Fee: \$40.00  
RHSP Fee: \$9.00 RPAF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/20/2015 12:27 PM Pg: 1 of 2



First American Title Insurance Company  
**WARRANTY DEED**  
**ILLINOIS STATUTORY**

THE GRANTOR(S) **John Novak and Frances Novak, husband and wife**, of **4391 Prospect, Western Springs, County of Cook, State of Illinois, 60558**, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to **Frank Koc, LLC - 4391 Prospect Series, of 856 Oak Street, Winnetka, County of Lake, State of Illinois, 60093**, all interest in the following described Real Estate situated in the County of **Cook**, in the State of Illinois, to wit:

That part of Lot 26 in Block 11 in Western Springs Resubdivision of part of East Hinsdale, a subdivision of the East 1/2 of Section 6, Township 38 North, Range 12, East of the Third Principal Meridian, together with that part of Sections 31 and 32, Township 39 North, Range 12, East of the Third Principal Meridian lying South of the Chicago and Naperville Highway and West of the East line of Section 6, Township 38 North, Range 12, East of the Third Principal Meridian produced North to said highway described as follows: Commencing at a point on the West line of said Lot 26 which is 75.0 feet South of the Northwest corner of said Lot 26 and running thence North along the West line of said lot a distance of 75 feet to the Northwest corner of said Lot 26; thence Southeasterly along the North line of said lot a distance of 100 feet to the Northeast corner of said Lot 26; thence South along the East line of said lot a distance of 55.54 feet to a point on said East line which is 97.81 feet East of the place of beginning and thence West 97.81 feet to the place of beginning, all in Cook County, Illinois

SUBJECT TO: 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; and general real estate taxes not due and payable at the time of Closing.

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

Permanent Real Estate Index Number: **18-06-409-031**  
Address of Real Estate: **4391 Prospect, Western Springs, IL 60558**

Dated this 18 day of SEPTEMBER, 20 15

*John Novak*  
\_\_\_\_\_  
John Novak

*Frances Novak*  
\_\_\_\_\_  
Frances Novak

REAL ESTATE TRANSFER TAX		14-Oct-2015
COUNTY:		162.50
ILLINOIS:		325.00
TOTAL:		487.50

18-06-409-031-0000 | 20151001635236 | 1-421-385-792

FATIC # 26858010 10/1

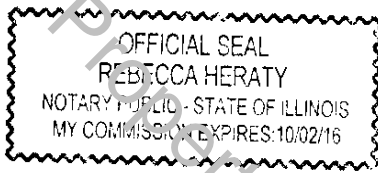
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10

# UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF DuPage SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **John Novak and Frances Novak**, personally known to me to be the same person(s) whose name(s) is/are 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 official seal, this 18 day of September, 2015.



Rebecca Heraty (Notary Public)

Prepared by: *Hawbecker and Garver, LLC 26 Blaine Street, Hinsdale, IL 60521*

**Mail to:**

Maloney Law, LLC  
1880 W. Winchester Rd, #2108  
Libertyville, IL 60089

**Name and Address of Taxpayer:**

Ironroc, LLC - 4391 Prospect Series  
856 Oak St.  
Winnetka, IL 60093