

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL



Doc#: 1531010103 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/06/2015 02:48 PM Pg: 1 of 3

FIRST AMERICAN
File # 2686084
1 of 2

THE GRANTOR, James Okundaye, a married man of the Village of South Holland, County of Cook, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Adam Peyser, An individual, of 2885 Sanford Avenue Grandville, Michigan of the County of Kent, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

This is not homestead property

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Existing leases and tenancies; Special taxes or assessments for 2015; Any confirmed special tax or assessment; Installments not due at the date hereof of any special tax or assessment for 2015; General taxes for the year 2015 and subsequent years;

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(s): ~~113-111-200-70000~~ 11-31-412-007-0000

Address of Real Estate: 1737 West Wallen Avenue
Chicago, IL 60626

Dated this 23rd day of October, 2015.

James Okundaye

Vertical stamp: S P S S INT with handwritten numbers 1, 3, 1, 1, 1 and a signature.



First American
Title Insurance Company

UNOFFICIAL COPY

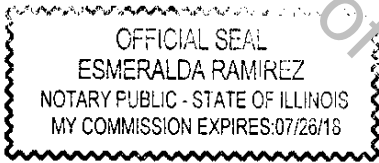
STATE OF ILLINOIS

SS

COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT James Okundaye, personally known to me to be the same person whose name is 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 official seal this 23rd day of October, 2015.



Esmeralda Ramirez
Notary Public

Prepared by:
Raychel A. Wesley, Esquire
Attorney at Law
Kontoh Scott & Associates, P.C.
Diamond Creek Professional Building
Suite A
260 S. Schmidt Road
Bolingbrook, IL 60440

REAL ESTATE TRANSFER TAX		02-Nov-2015
	CHICAGO:	2,756.25
	CTA:	1,102.50
	TOTAL:	3,858.75
11-31-412-007-0000 20151001638195 0-554-960-960		

Mail to:
ADAM PEYSER
2885 Sanford Ave. S.W. #17136
Grandville, MI 49418

REAL ESTATE TRANSFER TAX		02-Nov-2015
	COUNTY:	183.75
	ILLINOIS:	367.50
	TOTAL:	551.25
11-31-412-007-0000 20151001638195 1-628-702-784		

Name and Address of Taxpayer:
ADAM PEYSER
2885 Sanford Avenue S.W. #17136
Grandville, MI 49418

UNOFFICIAL COPY

Exhibit "A" - Legal Description

LOT 41 IN BLOCK 7 IN WILLIAM L. WALLEN'S ADDITION TO ROGERS PARK, BEING A SUBDIVISION OF LOTS 2 AND 3 (EXCEPT THE WEST 17 FEET THEREOF CONVEYED TO THE CHICAGO AND NORTHWESTERN RAILROAD) IN THE SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CHICAGO NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

