

# UNOFFICIAL COPY

WARRANTY DEED  
Statutory (ILLINOIS)  
(Company to Individual)

THE GRANTOR, MARION 235, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN & No/100 (\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to MEREDITH GRAHAM and ROBERT GRAHAM, married to each other, of 2647 Hermitage Lane, St. Louis, MO 63131,



Doc#: 1535019081 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/18/2015 03:15 PM Pg: 1 of 3

The above Space for  
Recorder's Use only

1512561 (30FS)

not in Joint Tenancy, and not in Tenancy in Common, but in TENANCY BY THE ENTIRETY, the following described Real Estate situated in County of Cook in the State of Illinois, to wit:

PARCEL 1:

THAT PART OF LOTS 16 AND 17 IN BLOCK 4 OF SCOVILLE AND NILES ADDITION TO OAK PARK, A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT A 1/2 INCH CAPPED IRON PIPE SITUATED AT THE NORTH EAST CORNER OF LOT 16; THENCE SOUTH 0 DEGREES 00MINUTES, 00SECONDS EAST (ON AN ASSUMED BEARING) 72.16 FEET ALONG THE EASTERLY LINES OF LOTS 16 AND 17; THENCE SOUTH 89 DEGREES, 50 MINUTES, 58 SECONDS WEST 43.57 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 10 MINUTES, 52 SECONDS EAST 72.40 FEET TO THE NORTHERLY LINE OF LOT 16; THENCE SOUTH 89 DEGREES, 15 MINUTES, 16 SECONDS EAST 43.34 FEET ALONG THE NORTHERLY LINE OF LOT 16 TO THE NORTHEASTERLY CORNER THEREOF; THENCE SOUTH 0 DEGREES, 00 MINUTES, 0 SECONDS EAST 72.16 FEET ALONG THE EASTERLY LINES OF LOTS 16 AND 17 TO A LINE DRAWN NORTH 89 DEGREES, 50 MINUTES, 58 SECONDS EAST FROM THE POINT OF BEGINNING, THENCE SOUTH 89 DEGREES, 50 MINUTES, 58 SECONDS WEST 43.57 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

CORR. REVIEWER

RW

PRAIRIE TITLE  
6821 W. NORTH AVE.  
OAK PARK, IL 60302

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PARCEL 2:

NONEXCLUSIVE PERPETUAL EASEMENT APPURTENANT TO AMD FOR THE BENEFIT OF PARCEL 1, FOR INGRESS AND EGRESS AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, PARTY WALL RIGHTS AND ROOF MAINTENANCE FOR OAK PARK TOWNHOMES RECORDED DECEMBER 31, 1991 AS DOCUMENT 91689392, OVER THAT PART OF LOTS 16 AND 17 IN BLOCK 4 OF SCOVILLE AND NILES ADDITION TO OAK PARK, AFORESAID, SPECIFICALLY DEPICTED ON THE PLAT OF SURVEY ATTACHED TO SAID DECLARATION, AND AS CREATED BY THE DEED FROM CHICAGO TITLE AND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED DECEMBER 15, 1989 AND KNOWN AS TRUST NUMBER 10-93956 TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST NUMBER 114997-04 RECORDED FEBRUARY 10, 1992 AS DOCUMENT 92083485.

Permanent Real Estate Index Number: 16-07-308-054-0000

Address of Real Estate: 235 S. MARION STREET, OAK PARK, ILLINOIS 60302

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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.

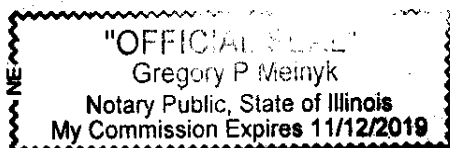
In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and caused its name to be signed to these presents by its Manager, this 14<sup>th</sup> day of December, 2015.

MARION 235 LLC

By:  (SEAL)  
Jeffrey B. Cappel, Manager

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 Jeffrey B. Cappel, Manager of the limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Manager, he signed and delivered the said instrument as his free and voluntary act and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and official seal, this 14<sup>th</sup> day of December, 2015.



  
Notary Public

# UNOFFICIAL COPY

This instrument was prepared by Gregory P. Melnyk,  
1011 Lake Street, Suite 435, Oak Park, IL 60301

MAIL TO:

SEND SUBSEQUENT TAX BILLS

Joseph R. Spillane  
114 Gale Avenue  
River Forest, IL 60305

Meredith and Robert Graham  
235 S. Marion  
Oak Park, IL 60302

Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX
035 12.00
FP 102801

# 0000004457

REAL ESTATE TRANSFER TAX 16-Dec-2015



COUNTY:	219.50
ILLINOIS:	439.00
TOTAL:	658.50

16-07-308-054-0000 | 20151201652370 | 0-471-700-544