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Doc#: 1535126023 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/17/2015 11:49 AM Pg: 1 of 3

WARRANTY DEED

MAIL TO:

Robert E. Blinstrubas, Esq.
15 Spinning Wheel Road
Suite 300
Hinsdale, Illinois 60521

NAME & ADDRESS OF TAXPAYER:

Brian Miller
5437 Bohlander Ave.
Berkley, IL. 60163

THE GRANTOR: Daniel J. Kennedy, widower and not since remarried, heir of the Estate of Patricia J. Kennedy, formerly known as Patricia J. Miller of the City of Broadview, County of Cook, State of Illinois, for ten dollars (\$10.00) and for other good and valuable consideration in hand paid,

CONVEYS and WARRANTS to Brian Miller of 5437 Bohlander Ave, Berkley, County of Cook, State of Illinois, all interest in the following described Real Estate:

Situated in the County of Cook, State of Illinois, to wit:

See attached legal

FIRST AMERICAN TITLE
FILE # 2697462

SUBJECT TO: General real estate taxes not due and payable at the time of closing; building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; public roads and highways, if any.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. To Have and to Hold said premises forever.

Permanent Index Number(s): 15-22-217-007-0000 00155
Property Address: 2409 South 16th Ave., Broadview, Il. 60153

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DATE OF DEED: DECEMBER 4, 2015

TRANSFER STAMP
CERTIFICATION OF COMPLIANCE
Village of Broadview
11-20-2015

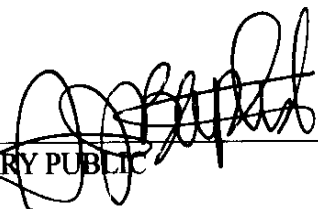
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Daniel J. Kennedy
Daniel J. Kennedy

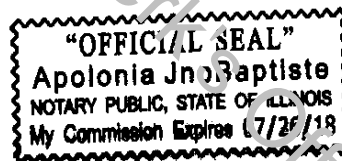
STATE OF ILLINOIS }
 } s.s.
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Daniel J. Kennedy, personally known to me to be the same person(s) whose names(s) 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 releases and waiver of the right of homestead.

Given under my hand and notarial seal, the 4 day of Dec, 2015.


NOTARY PUBLIC

My commission expires on 7/26, 2018.



MUNICIPAL TRANSFER STAMP (If Required)

COOK COUNTY/ILLINOIS TRANSFER STAMP

REAL ESTATE TRANSFER TAX		14-Dec-2015
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00

15-22-217-007-0000 | 20151201649234 | 0-958-473-280

NAME & ADDRESS OF PREPARER:

Law Offices of EXEMPT under provisions of
Robert E. Blinstrubas, P.C. paragraph E Section 4

15 Spinning Wheel Road, Suite 300 Real Estate Transfer Act.

Hinsdale, Illinois

60521

Date: 12-4-15

x Daniel Kennedy

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THE NORTH 50 FEET OF THE SOUTH 200 FEET OF LOT 110 IN BROADVIEW IN SECTION 22, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 15-22-217-007-0000 Vol. 0171

Property Address: 2409 South 16Th Avenue, Broadview, Illinois 60153⁵

Property of Cook County Clerk's Office