

# UNOFFICIAL COPY

10022830 (34) (1/2)

## WARRANTY DEED ILLINOIS STATUTORY



Doc#: 1603447029 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/03/2016 02:51 PM Pg: 1 of 3

2-1

THE GRANTOR, Linda Brubaker, As Trustee of The Linda Brubaker Revocable Trust, Dated January 14, 2002, married to *non-title holding spouse*, Warren Brubaker, of the Village of River Forest, Cook County, Illinois, for and in consideration of TEN AND 00/100 DOLLARS and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to  
PHILIP R. MOELLER, UNNAMED, of  
100 Forest Place, #1409, Oak Park, Illinois, Cook County, all interest in the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

### SUBJECT TO, IF ANY:

Covenants, conditions and restrictions of record; private, public and utility easements and roads and highways; and general real estate taxes for the year 2015 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

**Permanent Real Estate Index Number:** 15-12-116-029-1004

**Address of Real Estate:** 444 Ashland Avenue, Unit #3N,  
#P-3, #P-4 & #S-3  
River Forest, Illinois 60305

Dated this 18 day of January, 2016.

Linda Brubaker  
Linda Brubaker, As Trustee of The Linda Brubaker Revocable Trust, Dated January 14, 2002

(SEAL)

Warren Brubaker  
Warren Brubaker,  
Non-Title Holding Spouse

(SEAL)

VILLAGE OF RIVER FOREST



Real Estate Transfer Tax

Date 1-28-16 Amt Paid \$690.00

### REAL ESTATE TRANSFER TAX

01-Feb-2016



COUNTY: 345.00  
ILLINOIS: 690.00  
TOTAL: 1,035.00

15-12-116-029-1004 | 20160101665217 | 0-597-250-624

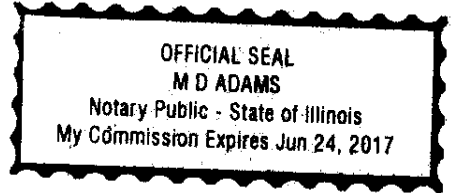
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Linda Brubaker, As Trustee of The Linda Brubaker Revocable Trust, Dated January 14, 2002, and *non-title holding spouse*, Warren Brubaker, 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 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 19th day of January, 2016

 (Notary Public)



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**Prepared By:** Cunningham Law Group PC  
1111 Chicago Avenue, STE 224  
Oak Park, Illinois 60302

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**MAIL TO & Taxpayer:**

PHILIP R. MOELLER  
444 ASHLAND AV. #3N  
RIVER FOREST IL 60305

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## EXHIBIT "A"

PARCEL 1: UNIT 3N TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN 444 ASHLAND CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0326845119, AS AMENDED, IN SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NOS. P-3 AND P-4, AND STORAGE SPACE NO. S-3, LIMITED COMMON ELEMENTS, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED HERETO, IN COOK COUNTY, ILLINOIS.

PARCEL 3: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0010525840 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 0326845118 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY, ILLINOIS.

Property address: 444 Ashland Ave, Apt 3N, River Forest, IL 60305  
Tax Number: 15-12-116-029-1004

Cook County Clerk's Office