

# UNOFFICIAL COPY



Record at:  
**Karen A. Yarbrough**  
Cook County Recorder of Deeds  
Recording Division  
118 N. Clark Street, Room 120  
Chicago, Illinois 60602  
Phone: (312) 603-5050  
Fax: (312) 603-5063

Doc#: 1612410121 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/03/2016 02:40 PM Pg: 1 of 3

## WARRANTY DEED

Space Above for Recorder's Use

Mail to:

Ryan Law Group  
1121 W. Wrightwood  
Chicago, IL 60614

Name & Address of Taxpayer:

Kevin Maier  
3031 Forest Ave. #P  
Brookfield, IL 60513-1763

THE GRANTOR(s), Theo Investments LLC, an Illinois limited liability company,  
of the City/Village of Northbrook, County of Cook, State of Illinois  
for and in consideration of TEN and NO/100 Dollars, and other good and valuable consideration,  
CONVEY(s) and WARRANT(s) to THE GRANTEE, Kevin Maier, a single man  
1733 W. Lawrence, City/Village of Chicago, County of Cook, State of Illinois.

in the form of ownership \_\_\_\_\_  
all interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit:

See legal description attached hereto as Exhibit "A."

Permanent Index Number(s) (P.I.N.): 15-34-415-056-0000

Common Address of Real Estate: 3631 Forest Avenue, Unit S, Brookfield, Illinois 60513

Which warranty is subject only to general real estate taxes not due and payable at the time of closing, covenants, conditions, and restrictions of record, and building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate; and

Grantor HEREBY affirmatively avers that the Real Estate is not homestead property pursuant to the Homestead Exemption Laws of the State of Illinois.

BOX 15

FIDELITY NATIONAL TITLE CH16000386

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REAL ESTATE TRANSFER TAX		25-Apr-2016
COUNTY:	140.00	
ILLINOIS:	280.00	
TOTAL:	420.00	

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S Y  
P 3  
S N  
SC Y  
INT 172

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Dated this 16th day of March, 2016

**Signature(s) of Grantor(s):**

THEO INVESTMENTS LLC,  
an Illinois Limited Liability Company, by:

*Theodore Kontos*  
(Signature)

Theodore Kontos, Managing Member  
(Printed Name & Title)

STATE OF IL

COUNTY OF Cook

I, the undersigned, a Notary Public in and of said County, in said State, DO HEREBY CERTIFY THAT Theodore Kontos (name/s of person/s) personally known to me to be the same person 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 said instrument as his/her/their free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead, if applicable.

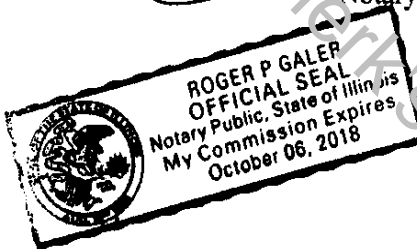
Given under my hand and notarized seal, this 16th day of March, 2016

My commission expires 10/6/2018

*[Signature]*  
Notary Public

**Name & Address of Preparer:**

Roger P. Galer  
The Galer Firm, P.C.  
225 W. Washington St., Suite 2200  
Chicago, IL 60606



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## EXHIBIT "A"

Order No.: CH16005386

For APN/Parcel ID(s): 15-34-415-056-0000

For Tax Map ID(s): 15-34-415-056-0000

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THAT PART OF LOTS 10, 11, 12 AND 13 TAKEN AS A SINGLE TRACT OF LAND BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID TRACT (THE SOUTHWEST CORNER OF SAID TRACT ALSO BEING THE SOUTHWEST CORNER OF SAID LOT 13); THENCE NORTH 00 DEGREES 12 MINUTES 40 SECONDS EAST ALONG THE WEST LINE OF SAID TRACT, A DISTANCE OF 125.40 FEET (THE WEST LINE OF SAID TRACT ALSO BEING THE EAST LINE OF FOREST AVENUE); THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 39.29 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 90 DEGREES 00 MINUTES 00 SECONDS EAST, 20.92 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 45.0 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 20.92 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, 45.0 FEET TO THE PLACE OF BEGINNING, ALL IN BLOCK 16 IN GROSSDALE, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Cook County Clerk's Office