

UNOFFICIAL COPY

Record at:

Karen A. Yarbrough
Cook County Recorder of Deeds
Recording Division
118 N. Clark Street, Room 120
Chicago, Illinois 60662
Phone: (312) 603-5050
Fax: (312) 603-5063

Doc#: 1614118022 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/20/2016 09:38 AM Pg: 1 of 2

Dec ID 20160501604902
ST/CO Stamp 1-438-173-504 ST Tax \$109.00 CO Tax \$54.50

WARRANTY DEED

Space Above for Recorder's Use

Mail to:

Jessie Yarbrough
7200 W Adams #1
Forest Park, IL 60130

Name & Address of Taxpayer:

Jessie Yarbrough
7200 W Adams #1
Forest Park, IL 60130

THE GRANTOR(s) Three 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(S) Jessie Yarbrough,

of 4833 W. Huron, 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:

UNIT 1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN ADAMS MANOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0511503126, IN RECORDED APRIL 26, 2005 IN THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s) (P.I.N.): 15-13-215-017-1001

Common Address of Real Estate: 7200 W. Adams St., #1, Forest Park, Illinois 60130

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.

FIDELITY NATIONAL TITLE

CH/6015772
Pouchev
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Dated this 10th day of May, 2016.

Signature(s) of Grantor(s):

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

Theodore Kentes

(Signature)

Theodore Kentes, 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 Kentes (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 10th day of May, 2016

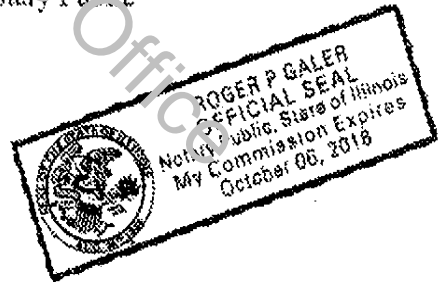
My commission expires 10/6/18

Roger P. Galer

Notary Public

Name & Address of Preparer:

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



VILLAGE OF FOREST PARK
PROPERTY COMPLIANCE
No.

6130

Approved Date

REAL ESTATE TRANSFER TAX		18-May-2016
COUNTY:		54.50
ILLINOIS:		109.00
TOTAL:		163.50

15-13-215-017-1001 | 20160501604932 | 1-438-173-504