

UNOFFICIAL COPY



WARRANTY DEED

THE GRANTOR, **JCS D LLC**, an Illinois Limited Liability Company, of the village of Northbrook, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND WARRANTS to:

Doc#: 1617455194 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/22/2016 02:51 PM Pg: 1 of 4

ADRIAN J. MENDOZA and KIMBERLY A. INDURANTE, husband and wife, as tenants by the entirety, of Oak Park, Illinois

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) 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 not as tenants in common, not in joint tenancy, but as tenants by the entirety forever. SUBJECT TO: General Real Estate Taxes for 2015 and subsequent years; building setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of record.

Property Index Number(s): 16-07-316-067-0000
Address of Real Estate: 321 CHESTNUT LANE, OAK PARK, IL 60302

Dated this 6 day of June, 2016.

ALEX TROYANOVSKY, Manager of 1107 B & B Development LLC, manager of JCS D LLC

STATE OF ILLINOIS }
 }SS.
COUNTY OF ~~LAKE~~ }
 } COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ALEX TROYANOVSKY**, 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 she signed, sealed and delivered the said instrument as her 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 6 day of June, 2016.

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074
1072 PTitle-00234



NOTARY PUBLIC

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This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,
Illinois 60062

**AFTER RECORDING THIS
INSTRUMENT SHOULD BE SENT TO:**

CHAD POZNANSKY, Clark Hill PLC
150 N. MICHIGAN, Ste. 2700
Chicago, IL 60601

Send subsequent tax bills to:

ADRIAN J. MENDOZA

321 CHESTNUT LANE, OAK PARK, IL 60302



Property of Cook County Clerk's Office

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Fidelity National Title

Commitment Number: PT16_00234AA4

EXHIBIT A PROPERTY DESCRIPTION

The land referred to in this Commitment is described as follows:

LOTS 33 AND 34 (EXCEPT THE SOUTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE SOUTH 20 FEET OF THE WEST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE WEST 54 FEET AND EXCEPT PARCELS 1 1, 1 2, 1 3, 1 4, 1 5, 1 6 AND 1 7 DESCRIBED COMMENCING THE SOUTHEAST CORNER ON EAST LINE, THENCE NORTH ALONG THE EAST LINE A DISTANCE OF 3.08 FEET, THEN WEST AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 1 0.00 FEET TO A SOUTHEAST CORNER OF EXISTING BUILDING, SAID POINT BEING THE POINT OF BEGINNING; THENCE WEST 41.00 FEET TO THE SOUTHWEST CORNER OF SAID BUILDING, THENCE NORTH 28.95 FEET ALONG BUILDING WALL, THENCE WEST 0.17 FEET, THENCE NORTH 1 5.05 FEET, THENCE EAST 0.17 FEET, THENCE NORTH 22.00 FEET, THENCE WEST 0.17 FEET, THENCE NORTH 15.10 FEET, THENCE EAST 0.17 FEET, THENCE NORTH 28.30 FEET, THENCE WEST 0.17 FEET, THENCE NORTH 1 5.02 FEET, THENCE EAST 0.17 FEET, THENCE NORTH 28.91 FEET TO THE NORTHWEST BUILDING CORNER, THENCE EAST ALONG BUILDING WALL A DISTANCE OF 41.00 FEET TO THE NORTHEAST BUILDING CORNER, THENCE SOUTH ALONG THE BUILDING WALL A DISTANCE OF 1 53.30 FEET TO THE POINT OF BEGINNING) IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1 /2 OF THE SOUTHWEST 1 /4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 1 3, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO, THAT PART OF LOTS 33 AND 34 IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1 /2 OF THE SOUTHWEST 1 /4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. TAKEN AS A TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER ON EAST LINE OF SAID TRACT: THENCE NORTH ALONG THE EAST LINE, A DISTANCE OF 112.48 FEET: THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 1 0.00 FEET TO A POINT ON THE EAST FACE OF EXISTING BRICK BUILDING, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, FOR A POINT OF BEGINNING; THENCE WEST ALONG THE CENTER LINE OF SAID PARTY WALL TO THE WEST FACE OF SAID BRICK BUILDING: THENCE NORTH 15.13 FEET, THENCE EAST 0.17 FEET, THENCE NORTH 6.87 FEET ALONG THE BUILDING WALL BEING PARALLEL TO THE EAST LINE OF SAID TRACT, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE EAST ALONG THE CENTER LINE OF SAID PARTY WALL TO THE EAST FACE OF SAID BRICK BUILDING, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE SOUTH ALONG THE EAST FACE OF BRICK BUILDING WALL, A DISTANCE OF 21.95 FEET PARALLEL WITH THE EAST LINE OF SAID TRACT TO THE POINT OF BEGINNING.

16-07-316-057-0000

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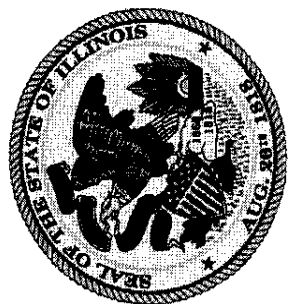
+ new P.I.N. effective 2015 2nd installment
taxes 16-07-316-067-0000

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14-00234

10-Jun-2016

REAL ESTATE TRANSFER TAX



COUNTY:
ILLINOIS:
TOTAL:

286.75
573.50
860.25

16-07-316-067-0000

20160601614940

2-068-038-976

ACTH

Property of Cook County Clerk's Office