

# UNOFFICIAL COPY



## WARRANTY DEED

THE GRANTOR, **JCSO 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#: 1618755028 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/05/2016 02:00 PM Pg: 1 of 4

**JUAN PABLO RUIZ and TATIANA ROHNER**, 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): 16-07-316-063-0000  
Address of Real Estate: 329 CHESTNUT LANE OAK PARK, IL 60302

Dated this 25 day of May, 2016.



ALEX TROYANOVSKY, Manager of 1107 B & B Development LLC, manager of JCSO LLC

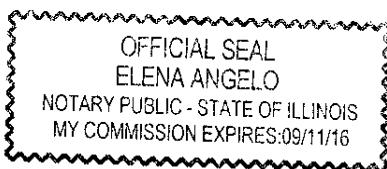
STATE OF ILLINOIS }  
                                  }SS.  
COUNTY OF LAKE }

*Return to:*  
**Proper Title, LLC**  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074  
W2 P115-04734

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 25 day of May, 2016.

  
NOTARY PUBLIC



# UNOFFICIAL COPY

This instrument prepared by:

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

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

JUAN PABLO RUIZ  
329 CHESTNUT LANE  
OAK PARK, IL 60302

Send subsequent tax bills to:

**JUAN PABLO RUIZ and TATIANA ROHNER**  
329 CHESTNUT LANE, OAK PARK, IL 60302

**Real Estate Transfer Tax**

\$4,576.00



Oak Park

[www.oak-park.us](http://www.oak-park.us)

Property of Cook County Clerk's Office

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DMITRIY MELESHKO  
as an Agent for Fidelity National Title Insurance Company  
425 HUEHL ROAD, SUITE 4B, NORTHBROOK, IL 60062

Commitment No.: PT15-04734

## SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:  
329 CHESTNUT LN.  
Oak Park, IL 60302  
Cook County

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

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:

(UNIT 12): COMMENCING AT THE SOUTHEAST-CORNER ON EAST LINE OF SAID TRACT: THENCE NORTH ALONG THE EAST LINE, A DISTANCE OF 25.08 FEET: THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 10.00 FEET TO A POINT ON THE EAST FACE OF EXISTING BRICK BUILDING. SAID POINT BEING THE CENTERLINE 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 6.95 FEET, THENCE WEST 0.17 FEET, THENCE NORTH 15.05 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 22.00 FEET PARALLEL WITH THE EAST LINE OF SAID TRACT TO THE POINT OF BEGINNING.

PERMANENT INDEX NUMBERS: 16-07-316-015-0000, 16-07-316-016-0000, 16-07-316-017-0000,  
16-07-316-018-0000, 16-07-316-019-0000

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15-04734

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

21-Jun-2016



|           |        |
|-----------|--------|
| COUNTY:   | 285.75 |
| ILLINOIS: | 571.50 |
| TOTAL:    | 857.25 |

16-07-316-063-0000

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0-313-308-480