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Doc#: 1618810055 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/06/2016 10:39 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
LIVING TRUST

FIRST AMERICAN TITLE
FILE # 2747583

2/3

Preparer File: 2747583
FATIC No.:

THE GRANTOR, Janet Mallo, as Trustee of the MARCELLA M. ROEDER DECLARATION OF TRUST dated August 1, 2006, of the City of Brookfield, County of Cook, State of Illinois for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Louis Angeloni, _____, of 3424 Maple Ave., Berwyn, IL, 60402 of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: 2015 & 2016 real estate taxes

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 15-35-300-017-1002

Address of Real Estate: 3831 Grove Ave. 1N
Brookfield, IL 60513

Dated this 20th day of May, 2016

By: Janet Mallo, Trustee
Janet Mallo,

As the trustee of MARCELLA M. ROEDER DECLARATION OF TRUST, dated August 1, 2006.

REAL ESTATE TRANSFER TAX		20-Jun-2016	
COUNTY:	61.00	ILLINOIS:	122.00
TOTAL:	183.00		

15-35-300-017-1002 | 20160501608064 | 0-736-335-168

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First American
Title Insurance Company

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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 JANET MALLO, personally known to me to be the same person(s) whose name(s) are 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 20 day of May, 20 .



Maureen E. Aiken
Notary Public

Prepared by:
William S. Wilson
1023 W. 55th Street Suite 110
LaGrange, IL 60525

Mail to:

Attorney Richard Kocurek
3306 Grove
Berwyn, IL 60402

Name and Address of Taxpayer:

Mr. Louis J. Angeloni
3424 Maple Ave.
Berwyn, IL 60402

Property of Cook County Clerk's Office



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Exhibit "A" – Legal Description

UNIT 1N IN 3831 GROVE AVENUE CONDOMINIUMS AS DEPICTED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THE NORTH 120 FEET OF THE SOUTH 294 FEET OF THAT PART LYING WEST OF THE CENTER LINE OF SALT CREEK AND EAST OF THE EAST LINE OF GROVE AVENUE OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF GROVE AVENUE, THAT IS 239 FEET NORTH OF THE SOUTH LINE SAID SOUTHWEST 1/4 OF SECTION 35, THENCE NORTH 90 DEGREES EAST FOR A DISTANCE 60 FEET; THENCE NORTH 69 DEGREES AND 40 MINUTES EAST FOR A DISTANCE OF 79.3 FEET; THENCE NORTHWESTERLY FOR A DISTANCE OF 31.63 FEET TO A POINT ON THE NORTH LINE OF SAID NORTH 120 FEET OF SOUTH 294 FEET OF SAID SOUTHWEST 1/4 OF SECTION 35, THAT IS 117.83 FEET EAST OF THE EAST LINE OF GROVE AVENUE WEST 117.83 FEET ALONG THE NORTH LINE OF SAID NORTH 120 FEET OF THE SOUTH 294 FEET OF THE SAID SOUTHWEST 1/4 OF SECTION 35, TO THE EAST LINE OF GROVE AVENUE, THENCE SOUTH ALONG THE EAST LINE OF GROVE AVENUE, 55 FEET TO THE PLACE OF BEGINNING), ALL IN COOK COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED SEPTEMBER 18, 2000 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NO. 00725699, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

