

# UNOFFICIAL COPY

①

## WARRANTY DEED



Doc#: 1619655098 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/14/2016 01:39 PM Pg: 1 of 5

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:

*Gregory* *Susann Marcum*  
CLAYTON MCLAUGHLIN and NANCY MCLAUGHLIN,  
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): 16-07-316-064-0000  
Address of Real Estate: 327 CHESTNUT LANE, OAK PARK, IL 60302

Dated this 21 day of June, 2016.

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

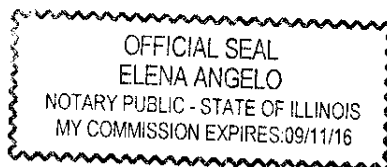
STATE OF ILLINOIS }  
                                  }SS.  
COUNTY OF LAKE }

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 21 day of June, 2016.

Returns to:  
Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074

1042 PTL-30076



*Elena Angelo*  
NOTARY PUBLIC

5

**UNOFFICIAL COPY**

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

Commitment No.: PT16-30076

**SCHEDULE C  
 PROPERTY DESCRIPTION**

Property commonly known as:  
 327 CHESTNUT LANE  
 Oak Park, IL 60302  
 Cook County

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 11, 12, 13, 14, 15, 16 AND 17 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 10.00 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 15.05 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 15.02 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 153.30 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 13, 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 47.08 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 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 22.00 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.

Commonly known as 327 CHESTNUT LANE, Oak Park, Illinois 60302

pin #16-07-316-064-0000

# UNOFFICIAL COPY

This instrument prepared by:

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

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

Deanna Ryan  
1121 W. Wrightwood  
Chicago, IL 60614

Send subsequent tax bills to:

**CLAYTON MCLAUGHLIN**

327 CHESTNUT LANE, OAK PARK, IL 60302

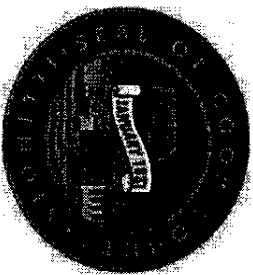


Property of Cook County Clerk's Office

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

08-Jul-2016



<b>COUNTY:</b>	259.50
<b>ILLINOIS:</b>	519.00
<b>TOTAL:</b>	778.50

16-07-316-064-0000 | 20160601618959 | 0-825-699-648

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

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

Commitment No.: PT16-30076

## SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:  
 327 CHESTNUT LANE  
 Oak Park, IL 60302  
 Cook County

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 47.08 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 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 22.00 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.

Commonly known as 327 CHESTNUT LANE, Oak Park, Illinois 60302

pin #16-07-316-064-0000