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WARRANTY DEED
Statutory (Illinois)
(Individual to Individual)

1080 1620841149

Doc#: 1620841149 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/26/2016 01:31 PM Pg: 1 of 3

THE GRANTOR(S), Mohan Nair
and Anitha M Nair, husband and
wife

of the Village of Forest Park,
County of Cook, State of
Illinois for and in
consideration of Ten and
00/100 DOLLARS

_____ in hand paid,
CONVEY(S) and **WARRANT(S)** to

Wendy Feilen, UNMARRIED WOMAN, of 1001 Harvey, Oak Park, IL 60304.

the following described Real Estate situated in the County of Cook in the State of
Illinois, to wit:

SEE ATTACHED

Subject to covenants, conditions and restrictions of record; public and utility easements;
general taxes for the year 2016 and subsequent years 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 12 429 057 1017

Address(es) of Real Estate: 315 S Des Plaines # 301, Forest Park, IL 60130

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No.

6244 7/21/16
CW Approved/Date

HAIRIE TITLE
3821 W. NORTH AVE
OAK PARK, IL 60302

S Y
P 3
S N
SC Y
INT AB

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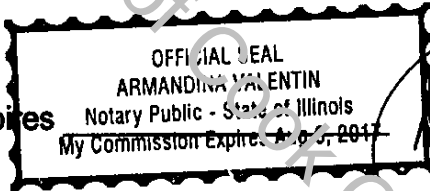
DATED this 25th day of July 2016

Mohan Nair (SEAL)
Mohan Nair

Anitha M Nair (SEAL)
Anitha M Nair

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Mohan Nair and Anitha M Nair 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 25th day of July, 2016

Commission expires 8/6/17

Armandina Valentin
Notary Public

This instrument was prepared by: Brian J. O'Hara, 1549 Clinton Place, River Forest, Illinois 60305

Mail to:
Richard Kocurek
3306 Grove
Berwyn, IL 60402

Send Subsequent tax bills to:
Wendy Felen
315 S Des Plaines # 301
Forest Park, IL 60130

REAL ESTATE TRANSFER TAX		26-Jul-2016
	COUNTY:	45.00
	ILLINOIS:	90.00
	TOTAL:	135.00

15-12-429-057-1017 | 20160701634670 | 1-519-993-664

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Escrow File No.: 1614846

LEGAL DESCRIPTION

UNIT 301 IN THE CANTERBURY CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 14 IN HOLLEY'S SUBDIVISION OF BLOCKS 31 AND 32 AND THE NORTH 50 FEET OF BLOCK 33 (EXCEPT THE WEST 157 FEET THEREOF) ALL IN RAILROAD ADDITION TO HARLEN IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39, NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24267587 AS AMENDED TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS NAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGE SET FORTH IN SUCH AMENDED DECLARATION, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY

COMMONLY KNOWN AS: 315 S. Des Plaines #301, Forest Park, IL 60130

PERMANENT INDEX NUMBER: 15 12 429 057 1017