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WARRANTY DEED
ILLINOIS STATUTORY



Doc#: 1622845140 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/15/2016 12:53 PM Pg: 1 of 3

THE GRANTOR **1400 ELGIN, LLC**, an Illinois limited liability company with a principal place of business located at 1516 Virginia Street, Downers Grove, Illinois 60515 for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **JAMES F. BLAHA and CATHERINE W. BLAHA**, husband and wife, as Tenants by the Entirety of 143 Keystone Ave, River Forest, Illinois 60305 all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 18 (EXCEPT THE SOUTH 5 FEET) AND THE SOUTH 20 FEET OF LOT 19 IN BLOCK 2 IN MILLS AND SONS THIRD ADDITION TO GREEN FIELDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 174 FEET AND THE SOUTH 191 FEET THEREON) IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: general real estate taxes not due and payable at the time of Closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate.

This is not Homestead Property.

Permanent Real Estate Index Number: 12-36-303-077-0000

Address of Real Estate: 1913 N. 77th Avenue, Elmwood Park, Illinois 60707

Dated this 18th day of July, 2016

1400 ELGIN, LLC
By: WILLIAM BENDERSKY
It's: Sole Member/Manager

CORD REVIEW

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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 **WILLIAM BENDERSKY**, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 18th day of July, 2016.



Gabriel M. Caporale (Notary Public)

Prepared by:

Gabriel M. Caporale, Esq.
Law Office of Gabriel M. Caporale
7646 W. North Ave
Elmwood Park, IL 60707

Village of Elmwood Park
Village of Elmwood Park 1750.00 *gs* 7-16

Mail To:

Jim Blaha
1913 N. 77th Avenue
Elmwood Park, IL 60707

Name and Address of Taxpayer:

James and Catherine Blaha
1913 N. 77th Avenue
Elmwood Park, Illinois 60707

Proposed Cook County Clerk's Office

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX

01-Aug-2016



COUNTY:	175.00
ILLINOIS:	350.00
TOTAL:	525.00

12-36-303-077-0000

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1-687-569-216