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Doc#: 1625655300 Fee: \$68.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/12/2016 02:32 PM Pg: 1 of 4

WARRANTY DEED

THE GRANTOR, JCSJ
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:

JONATHAN C. TEDESCO and COURTNEY E. TEDESCO,
Husband and wife, as tenants by the entirety, of Chicago, 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 2016 and subsequent years; building
setback lines, easements for public utilities; terms, covenants, conditions, and restrictions of
record.

Property Index Number(s): 16-07-316-069-0000 (underlying PINs)
Address of Real Estate: 1027 WALNUT WAY, OAK PARK, IL 60302

Dated this 26 day of August, 2016.

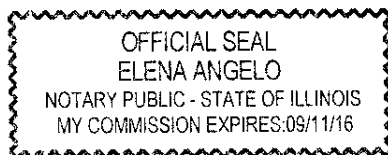
ALEX TROYANOVSKY, Manager of 1107 B & B Development LLC, manager of JCSJ LLC

STATE OF ILLINOIS }
 }SS.
COUNTY OF LAKE }

Return to:
Proper Title, LLC
1530 E. Dundee Rd. Ste. 250
Palatine, IL 60074
1073 PINE-32081

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 26 day of August, 2016.



NOTARY PUBLIC

MS
4

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This instrument prepared by:

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

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

JONATHAN + COURTNEY TEDESCO
1027 WALNUT WAY
OAK PARK, IL 60302


Send subsequent tax bills to:

JONATHAN C. TEDESCO

1027 WALNUT WAY, OAK PARK, IL 60302

Real Estate Transfer Tax

\$4,191.40



Oak Park

www.oak-park.us

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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.: PT16-32081

SCHEDULE C PROPERTY DESCRIPTION

Property commonly known as:
 1027 WALNUT WAY
 Oak Park, IL 60302
 Cook County

16-07-316-061-0000

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 INCLUDING PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 18, 19, 20, 21 AND 22 DESCRIBED COMMENCING THE SOUTHEAST CORNER ON SOUTH LINE, THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 92.16 FEET, THEN NORTH AND PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 20.00 FEET THENCE WEST PARALLEL TO THE SOUTH LINE A DISTANCE OF 54.00 FEET, THENCE NORTH ALONG WEST LINE A DISTANCE OF 160.12 FEET, THENCE EAST PARALLEL TO THE NORTH LINE A DISTANCE OF 54.00 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 20.00 FEET, THENCE EAST ALONG NORTH PROPERTY LINE A DISTANCE OF 92.16 FEET THENCE SOUTH PARALLEL TO THE WEST LINE A DISTANCE OF 200.41 FEET TO THE POINT OF COMMENCEMENT 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 SOUTH LINE OF SAID TRACT THENCE WEST ALONG SOUTH LINE DISTANCE OF 92.16 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 20.00 FEET, THENCE WEST PARALLEL TO THE SOUTH LINE A DISTANCE OF 54.00 FEET THENCE NORTH ALONG THE WEST LINE A DISTANCE OF 160.12 FEET THENCE EAST A DISTANCE OF 54.00 FEET PARALLEL TO THE NORTH LINE OF THE TRACT, THENCE NORTH 20.00 FEET, THENCE EAST A DISTANCE OF 3.09 FEET, THENCE SOUTH PARALLEL TO THE WEST LINE A DISTANCE OF 6.42 FEET, TO A NORTHWEST CORNER OF EXISTING BRICK BUILDING, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH A DISTANCE OF 40.09 FEET TO THE SOUTHWEST CORNER OF SAID BUILDING, THENCE EAST 20.04 FEET ALONG THE BUILDING WALL, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE NORTH ALONG THE CENTER LINE OF SAID PARTY WALL A DISTANCE OF 40.09 FEET, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE WEST A DISTANCE OF 20.04 FEET TO THE NORTHWEST CORNER OF SAID BUILDING BEING THE POINT OF BEGINNING.

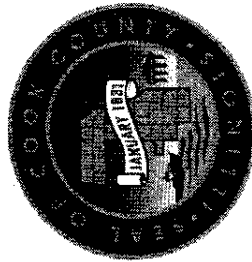
COMMONLY KNOWN AS 1027 WALNUT WAY, OAK PARK, ILLINOIS 60302

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#32081

REAL ESTATE TRANSFER TAX

07-Sep-2016



COUNTY:

291.50

ILLINOIS:

583.00

TOTAL:

874.50

16-07-316-069-0000

20160801646645

1-173-318-464

Property of Cook County Clerk's Office