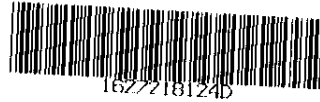


UNOFFICIAL COPY

Warranty Deed
(INDIVIDUAL TO INDIVIDUAL)
(ILLINOIS)



Doc# 1627218124 Fee \$42.00
RHSP Fee: \$9.00 RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/28/2016 04:11 PM Pg: 1 of 3

Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

1672127 1/1

THE GRANTOR, Theo Investments LLC,
an Illinois Corporation, of the City of Northbrook,
County of Cook, State of Illinois for and in consideration of (\$10.00) TEN and 00/100 DOLLARS
and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to:

SHARON L. FORBES
1829 N. Albany Avenue
Chicago, Illinois 60647

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

PLEASE SEE ATTACHED LEGAL DESCRIPTION, "EXHIBIT A."

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

SUBJECT TO (1) general real estate taxes for 2016 and subsequent years; and (2) covenants, conditions, and restrictions of record.

Commonly Known As:

13 W. Conti Parkway, #2N
Elmwood Park, Illinois 60707

P.I.N.

12-25-312-038-1005

Seller:

Theodore Kontos attorney in fact
THEO INVESTMENTS LLC
Theodore Kontos, President



Village of Elmwood Park
Real Estate Transfer Stamp

590.00

UNDER REVIEW

RN

UNOFFICIAL COPY

REAL ESTATE TRANSFER TAX

28-Sep-2016



COUNTY:	59.00
ILLINOIS:	118.00
TOTAL:	177.00

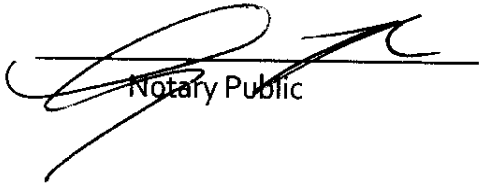
12-25-312-038-1005

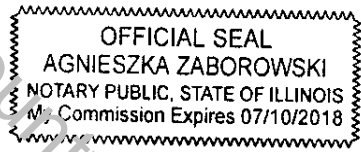
| 20160801649071 | 0-975-218-496

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 Dany Bourjas, 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, including the release and waiver of the rights of homestead.

Subscribed and sworn to before me *the undersigned*
 this 27 day of September 2016.


 Notary Public



This Instrument was prepared by:

Dany Bourjas, Esq.
 BOURJAS LAW LLC
 9759 Southwest Highway
 Oak Lawn, Illinois 60453

Mail subsequent tax bills to:

Sharon L. Forbes
 13 W. Conti Pkwy, #2N
 Elmwood Park, Illinois 60707

Mail this Instrument to:

Donald H. Kiobassa, Esq.
 70 West Madison Street, Ste. 1400
 Chicago, Illinois 60602

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1: UNIT NO. 2N IN 12-13 CONTI PARKWAY CONQOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 23 IN BLOCK 46 IN WESTWOOD, BEING MILLS AND SONS SUBDIVISION OF THE WEST 1/2, OF SECTION 25, TOWNSHIP 40 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 OCTOBER 9, 1996 AS DOCUMENT NUMBER 96771766 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF S-3, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 96771766.

Address commonly known as:
13 W. Conti Parkway #2N
Elmwood Park, IL 60707

PIN#: 12-25-312-038-1005

Property of Cook County Clerk's Office