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Warranty Deed
(INDIVIDUAL TO INDIVIDUAL)
(ILLINOIS)



Doc# 1629145106 Fee \$42.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/17/2016 03:35 PM Pg: 1 of 3

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:

M.
Christine Lent
632 Wesley
Oak Park, Illinois 60304

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:

1001 S. Oak Park Avenue, #3
Oak Park Illinois 60304

P.I.N.

16-18-315-060-1003

Seller:


THEO INVESTMENTS LLC
Theodore Kontos, President

1672805 Y2
Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453



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REAL ESTATE TRANSFER TAX

17-Oct-2016



COUNTY:	75.00
ILLINOIS:	150.00
TOTAL:	225.00

16-18-315-060-1003

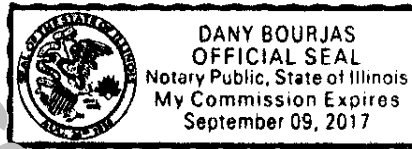
20160901660591 | 1-927-073-600

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 Theodore Kontos, 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
 this 26th 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:

Christine Lent
 1001 S. Oak Park Avenue, #3
 Oak Park Illinois 60304


Mail this Instrument to:

Terry Chiganos, Esq.
 1001 Warrenville Rd # 500
 Lisle, Illinois 60532

Real Estate Transfer Tax

\$1,200.00

www.oak-park.us



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LEGAL DESCRIPTION

UNIT NO. 1001-3 IN THE EILEEN CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1:

LOTS 47 AND 48 IN BLOCK 6 IN KEARNEY'S OAK PARK SUBDIVISION, A RESUBDIVISION OF BLOCKS 5, 6, 7 AND 8 IN SHIPPEN'S ADDITION TO OAK PARK, A SUBDIVISION OF BLOCKS 1 TO 4 OF LOT 7 IN THE SUBDIVISION OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 0.17 FEET OF THE EAST 36.19 FEET OF LOT 46 IN BLOCK 6 IN KEARNEY'S OAK PARK SUBDIVISION OF BLOCKS 5, 6, 7 AND 8 IN SHIPPEN'S ADDITION TO OAK PARK, A SUBDIVISION OF BLOCKS 1, 2, 3 AND 4 IN MCGREW'S SUBDIVISION OF SECTION 18 (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4) ALL IN TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 8, 2002 AS DOCUMENT 0020025435, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Address commonly known as:
1001 S. Oak Park Avenue, Unit 3
Oak Park, IL 60304

PIN#: 16-18-315-060-1003

Cook County Clerk's Office