

UNOFFICIAL COPY

1615280

WARRANTY DEED

ILLINOIS STATUTORY
(Individual to Individual)

Doc#: 1633355134 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/28/2016 01:57 PM Pg: 1 of 3

Dec ID 20161101684994
ST/CO Stamp 1-854-173-376 ST Tax \$125.00 CO Tax \$62.50

MAIL TO:

Doug Danielson
1023 Huntington Dr
AURORA, IL 60506

NAME & ADDRESS OF TAXPAYER:

Nely B. Escobar
1531 Monroe Ave, Unit #3
River Forest, IL 60305

RECORDER'S STAMP

HERBERT M. FREUNDT, DOROTHY J. FREUNDT, HIS WIFE AND
THE GRANTOR(S) CORINNE E. FREUNDT, MARRIED TO JUSTIN BARDOLPH
of the VILLAGE of MELROSE PARK County of COOK State of ILLINOIS
for and in consideration of TEN (\$10.00) ***** DOLLARS
and other good and valuable considerations in hand paid,
CONVEY(S) AND WARRANT(S) to NELY B. ESCOBAR AND NELY N. ESCOBAR *a married woman*
Notes tenants in common, but as joint tenants with rights of Survivorship
(GRANTEES' ADDRESS) 5604 W. Eastwood
of the CITY of CHICAGO County of COOK State of ILLINOIS
all interest in the following described real estate situated in the County of Cook, in the State of Illinois,
to wit:

SEE ATTACHED SHEET FOR LEGAL DESCRIPTION

*NOTE: THIS PROPERTY IS NOT HOMESTEAD PROPERTY FOR ANY OF THE SELLERS

PRAIRIE TITLE
6821 W. NORTH AVE.
OAK PARK, IL 60302

NOTE: If additional space is required for legal - attach on separate 8-1/2" x 11 sheet, with a minimum of 1/2" clear margin on all sides

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

Permanent Index Number(s): 15-01-202-030-1003

Property Address: 1531 Monroe Ave.; Unit #3; River Forest, IL. 60305

Dated this 18th day of November 20 16

x Herbert M. Freundt (Seal)
HERBERT M. FREUNDT
x Dorothy J. Freundt (Seal)
DOROTHY J. FREUNDT

x Corinne E. Freundt (Seal)
CORINNE E. FREUNDT
x J. Bardolph (Seal)
JUSTIN BARDOLPH

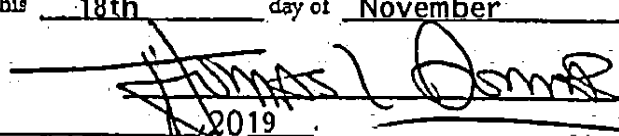
NOTE: PLEASE TYPE OR PRINT NAME BELOW ALL SIGNATURES

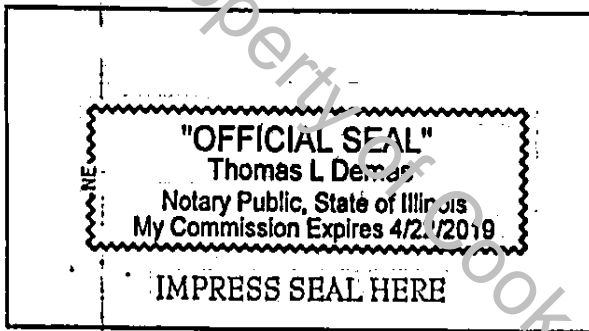
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STATE OF ILLINOIS } ss.
County of COOK }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Herbert M., Dorothy J. & Corinne E. Freundt and Justin Bardolph 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 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 notarial seal, this 18th day of November, 20 16

My commission expires on April 22, 2019  Notary Public



VILLAGE OF RIVER FOREST
 Real Estate Transfer Tax

Date 9-23-16 Amt Paid \$125.00

COUNTY - ILLINOIS TRANSFER STAMP



* If Grantor is also Grantee you may want to strike Release & Waiver of Homestead Rights.

NAME and ADDRESS OF PREPARER:
Thomas L. Demas-Attorney at Law
6821 North Ave.; Suite #201
Oak Park, IL. 60302
Tel: 708-383-9400

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4,
REAL ESTATE TRANSFER ACT
DATE: _____

Signature of Buyer, Seller or Representative

This conveyance must contain the name and address of the Grantee for tax billing purposes: (55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (55 ILCS 5/3-5022).

REAL ESTATE TRANSFER TAX		28-Nov-2016
	COUNTY:	62.50
	ILLINOIS:	125.00
	TOTAL:	187.50
15-01-202-030-1003 20161101684994 1-854-173-376		

TO

FROM

WARRANTY DEED
ILLINOIS STATUTORY

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File No: 1615280

EXHIBIT "A"

PARCEL 1:

UNIT 1531-3 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN MONROE HOUSE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25300018, IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

A PERPETUAL AND EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NO. P-18, AS SET FORTH AND DEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED THERETO, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1531 Monroe Ave, Unit 3, River Forest, IL 60305

PERMANENT INDEX NUMBER: 15-01-202-030-1003

Property of Cook County Clerk's Office

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*ALTA Plain Language Commitment
(6-17-06) (IL)
Schedule A*

AMERICAN
LAND TITLE
ASSOCIATION

