

UNOFFICIAL COPY

Doc#. 1700349240 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/03/2017 10:49 AM Pg: 1 of 2

WARRANTY DEED

Dec ID 20161201691649
ST/CO Stamp 0-154-712-256 ST Tax \$65.00 CO Tax \$32.50

ILLINOIS

Above Space for Recorder's Use Only

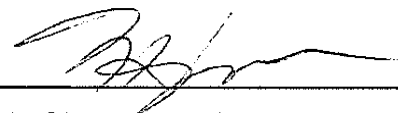
THE GRANTOR, FLORENCE HOFFMAN, a single person of Oak Lawn, IL, for and in consideration of TEN and 00/100 DOLLARS and other good and valuable consideration in hand paid, hereby Conveys and Warrants to, JEFF M. LEONG, an unmarried person, of 1336 N. Burling St. Chicago, Illinois 60610, the following described Real Estate situated in the County of Cook, State of Illinois, to wit: **(See Page 2 for Legal Description)**

SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any.

Address of Property: 10322 S. Komensky Ave. Unit A Oak Lawn, Illinois 60453

Permanent Real Estate Index Number: 24-15-204-113-1001

The date of this deed of conveyance is December 5, 2016



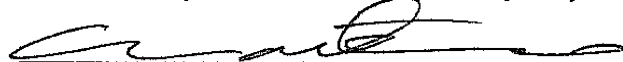
FLORENCE HOFFMAN

REAL ESTATE TRANSFER TAX	22-Dec-2016
COUNTY:	32.50
ILLINOIS:	65.00
TOTAL:	97.50
24-15-204-113-1001	20161201691649 0-154-712-256

State of Illinois, County of Cook, ss. I, the undersigned, a Notary Public in and for said County in the State of Illinois, do hereby Certify that Florence Hoffman, a single person, 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 said instrument as her free and voluntary act for the uses and purposes herein set forth.



Given under my hand and official seal this 5th day of December, 2016



Notary Public

Baird & Warner Title Services, Inc.
475 North Martingale
Suite 120
Schaumburg, IL 60173

3014-30572 1 of 1 JC

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LEGAL DESCRIPTION

For Property commonly known as: 10322 S. Komensky Ave. Unit A Oak Lawn, IL. 60453
 Permanent Real Estate Index Number: 24-15-204-113-1001

Unit 10322-A in the Oakwood Condominium as delineated on a survey of the following described real estate: The North 112 feet of the South 345 feet of the East 1/2 of Lot 2 (except the East 33 feet thereof) in Longwood Acres being a Subdivision of the Northeast 1/4 and the East 1/2 of the Northwest 1/4 and the West 1/2 of the South East 1/4 of Section 15, Township 37 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as Exhibit B to the Declaration of Condominium recorded as Document 96051884; together with its undivided percentage interest in the common elements.

Village Real Estate Transfer Tax
 of
 Oak Lawn \$300 02727

Village Real Estate Transfer Tax
 of
 Oak Lawn \$20 02132

Village Real Estate Transfer Tax
 of
 Oak Lawn \$5 01208

This instrument prepared by:

Chris Katsenes, Attorney
 14310 S. Jefferson
 Orland Park, IL 60462

Send subsequent tax bills to
 Jeff M. Leong
 10322 S. Komensky Unit A
 Oak Lawn, IL 60453

Mail recorded document to:
 Rosenthal Law Group, LLC
 3700 W Devon Avenue
 Suite E
 Lincolnwood, IL 60712