

# UNOFFICIAL COPY

**WARRANTY DEED**  
**Statutory (Illinois)**  
**(Individual to Individual)**



Doc# 1701829058 Fee \$42.00

**THE GRANTOR:**  
**LOUIS R. BAKER, JR. a single person**  
**15012 Meadow Lane**  
**Orland Park, Illinois 60462**

RHSP FEE:\$9.00 RPRF FEE: \$1.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 01/18/2017 11:54 AM PG: 1 OF 3

of the Village of Orland Park, County of Cook, State of Illinois, for the consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to:

(Above Space for Recorder's Use Only)

**BROADWAY ESTATES, LLC**  
**an Illinois Limited Liability Company**  
**2800 Broadway Street**  
**Blue Island, Illinois 60406**

(Grantee's Name & Address), **THE GRANTEE**, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Legal description attached hereto as 'Exhibit A' and hereby incorporated herein

Permanent Real Estate Index Number(s): **24-36-308-007-0000**

Address(es) of Real Estate: **2800 W. Broadway Street, Blue Island, Illinois 60406**

Subject to: General real estate taxes for the year 2016 and subsequent years, covenants, conditions, restrictions, and easements of record, applicable zoning and use restrictions

Together with all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 9<sup>th</sup> day of December, 2016.

Grantor(s): *Louis R. Baker Jr.* (Seal) 12/9/16 (Seal)

Name(s): **Louis R. Baker, Jr.**

Grantor(s): \_\_\_\_\_ (Seal) \_\_\_\_\_ (Seal)

Name(s): \_\_\_\_\_

REAL ESTATE TRANSFER TAX		18-Jan-2017
	COUNTY:	425.00
	ILLINOIS:	850.00
	TOTAL:	1,275.00
24-36-308-007-0000   20161101687288   1-958-808-768		

CCRD REVIEW *[Signature]*

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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  
**LOUIS R. BAKER, JR.**

personally known to me to be the same person and 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 right of homestead.

Given under my hand and official seal, this 9<sup>th</sup> day of December, 2016.

My commission expires: 10/29/19

Michael D. Hughes  
Notary Public



**This instrument prepared by:**

Michael D. Hughes  
Hughes & Associates, P.C.  
19815 Governors Hwy., Suite 11  
Flossmoor, IL 60422  
708-799-3700

**After Recording, Mail to:**

Michael D. Hughes  
Hughes & Associates, P.C.  
19815 Governors Hwy., Suite 11  
Flossmoor, IL 60422

**Send subsequent tax bills to:**

Broadway Estates, LLC  
2800 Broadway Street  
Blue Island, IL 60406

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LEGAL DESCRIPTION

THE SOUTH HALF OF THE FOLLOWING TRACT OF LAND: COMMENCING AT A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH IS 10 CHAINS 35 LINKS NORTH OF THE SOUTHEAST CORNER OF QUARTER SECTION, RUNNING THENCE NORTH ALONG THE EAST LINE 18 CHAINS 25 LINKS TO THE SOUTH LINE OF CALUMET FEEDER, THENCE NORTH 48 1/2 DEGREES WEST 6 CHAINS 37 LINKS ALONG SAID SOUTH LINE, THENCE NORTH 39 DEGREES WEST 7 CHAINS 50 LINKS ALONG SAID SOUTH LINE TO THE EAST LINE OF PUBLIC ROAD, THENCE SOUTH 29 CHAINS 36 LINKS ALONG SAID EAST LINE TO CENTER OF PUBLIC HIGHWAY, THENCE NORTH 83 DEGREES EAST 9 CHAINS 58 LINKS ALONG SAID CENTER TO PLACE OF BEGINNING (EXCEPT THAT PART OF SAID PREMISES FALLING IN THE SOUTH HALF OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 36 AFORESAID AND EXCEPTING ALSO THAT PART THEREOF CONDEMNED BY THE SANITARY DISTRICT IN CASE NUMBER 308829 COUNTY COURT AND EXCEPTING THAT PART THEREOF DEEDED TO THE U.S.A. FOR WIDENING OF FRANCISCO AVENUE BY WARRANTY DEED RECORDED 12/2/68 AS DOCUMENT. 20691003) IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 2800 W. Broadway Street, Blue Island, Illinois 60406

P.I.N.: 24-36-308-007-0000

EXHIBIT A