

UNOFFICIAL COPY

This instrument prepared by:
Lawrence M. Lusk, P.C.
McCormick & Friman, LLC
2 N. LaSalle, Suite 1250
Chicago, IL 60602

Doc#: 1715106056 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/31/2017 10:52 AM Pg: 1 of 2

Dec ID 20170501664612
ST/CO Stamp 1-456-947-648 ST Tax \$305.00 CO Tax \$152.50

WARRANTY DEED

This Warranty Deed is made as of this 23rd day of May, 2017.

TAL DEVELOPMENT LLC, An Illinois limited Liability company (The "Grantor"), for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration, CONVEY and WARRANT to **Nicholas M. Gerber and Darcey R. Gerber, not as joint tenants or tenants in common but as tenants by the entirety.** (The "Grantees"), the following described real estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION

THE NORTH 28.25 FEET OF LOT 46 IN BLOCK 4 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Index No.: 15-13-429-001-0000

Address of Real Estate: 1100 Circle Avenue, Forest Park, IL 60130

hereby releasing any claim which Grantor may have under the Homestead Exemption Laws of the State of Illinois, and SUBJECT TO: General real estate taxes not yet due and payable as of the date of closing; covenants, conditions, and restrictions of record; public and utility easements; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed.

****THIS IS NOT HOMESTEAD PROPERTY TO THE GRANTOR****

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No.

[Signature page follows.]

6664
Ch... 5/23/17
Approved/Date

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Signed and sworn to as of the date hereinabove first written.

GRANTOR:



**TAL DEVELOPMENT LLC
BY: THOMAS A. LUSK, MANAGER**

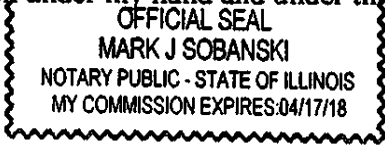
STATE OF ILLINOIS)

COUNTY OF COOK)

ACKNOWLEDGMENT

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY, that THOMAS A. LUSK personally known or proven to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the waiver of any and all Homestead rights.

Given under my hand and under this seal this 23rd day of May 2017.


Notary Public

My commission expires: _____

After recording, return to:

Nicholas Gerber
1100 Circle Avenue
Forest Park IL 60130

Future tax bills should be sent to:

Nicholas Gerber
1100 Circle Avenue
Forest Park IL 60130