

# UNOFFICIAL COPY

## WARRANTY DEED



Doc# 1715649172 Fee \$44.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/05/2017 11:00 AM PG: 1 OF 4

THE GRANTOR, **JCS D LLC**, an Illinois Limited Liability Company, of the village of Northbrook, County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other valuable consideration in hand paid, CONVEYS AND WARRANTS to:

**MARCIN WILK and CANNIE WILK**, husband and wife, as tenants by the entirety of Downers Grove, Illinois

*Return To:*  
Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074 *132*

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-wit (See reverse side for legal description) hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not as tenants in common, not in joint tenancy, but as tenants by the entirety forever. SUBJECT TO: General Real Estate Taxes for 2016 and subsequent years; building setback lines, easements for public utilities, terms, covenants, conditions, and restrictions of record.

*PT17-40494*

Property Index Number(s): 16-07-316-081-0000  
Address of Real Estate: 1026 CEDAR COURT, OAK PARK, IL 60302

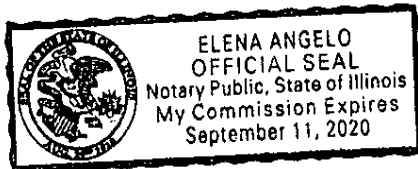
Dated this 12 day of May, 2017.

ALEX TROYANOVSKY, Manager of 1107 B & B Development LLC, manager of JCS D LLC

STATE OF ILLINOIS }  
                                  }SS.  
COUNTY OF LAKE }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **ALEX TROYANOVSKY**, 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 she signed, sealed and delivered the said instrument as her 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 12 day of May, 2017.



*Elena Angelo*  
NOTARY PUBLIC

# UNOFFICIAL COPY

This instrument prepared by:

Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,  
Illinois 60062

~~AFTER RECORDING THIS  
INSTRUMENT SHOULD BE SENT TO:~~

Claes + Claes, LTD  
2626 83<sup>rd</sup> St.  
Darien, IL 60561

Send subsequent tax bills to:

MARCIN WILK

1026 CEDAR COURT, OAK PARK, IL 60302

## Real Estate Transfer Tax

\$4,616.00



[www.oak-park.us](http://www.oak-park.us)

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

LOTS 33 AND 34 (EXCEPT THE SOUTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE SOUTH 20 FEET OF THE WEST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE WEST 54 FEET AND INCLUDING PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 18, 19, 20, 21 AND 22 DESCRIBED COMMENCING THE SOUTHEAST CORNER ON SOUTH LINE, THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 92.16 FEET, THEN NORTH AND PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 20.00 FEET THENCE WEST PARALLEL TO THE SOUTH LINE A DISTANCE OF 54.00 FEET, THENCE NORTH ALONG WEST LINE A DISTANCE OF 160.12 FEET, THENCE EAST PARALLEL TO THE NORTH LINE A DISTANCE OF 54.00 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 20.00 FEET, THENCE EAST ALONG NORTH PROPERTY LINE A DISTANCE OF 92.16 FEET THENCE SOUTH PARALLEL TO THE WEST LINE A DISTANCE OF 200.41 FEET TO THE POINT OF COMMENCEMENT IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Also,

THAT PART OF LOTS 33 AND 34 IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

TAKEN AS A TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER ON SOUTH LINE OF SAID TRACT THENCE WEST ALONG SOUTH LINE DISTANCE OF 69.11 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 6.02 FEET TO A POINT ON THE SOUTH FACE OF EXISTING BRICK BUILDING, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, FOR A POINT OF BEGINNING; THENCE NORTH ALONG THE CENTER LINE OF SAID PARTY WALL A DISTANCE OF 39.95 FEET TO THE NORTH FACE OF SAID BRICK BUILDING, THENCE WEST 20.03 FEET, SAID POINT BEING NORTHWEST CORNER OF BRICK BUILDING, THENCE SOUTH 39.95 FEET ALONG THE BUILDING WALL, SAID POINT BEING THE SOUTHWEST CORNER OF THE BRICK BUILDING, THENCE EAST ALONG BUILDING WALL A DISTANCE OF 20.03 FEET TO THE POINT OF BEGINNING.

Commonly known as 1026 CEDAR COURT, Oak Park, Illinois 60302  
Parcel ID(s): 16-07-316-069-0000

UNOFFICIAL COPY

**REAL ESTATE TRANSFER TAX**

16-May-2017



<b>COUNTY:</b>	288.50
<b>ILLINOIS:</b>	577.00
<b>TOTAL:</b>	865.50

16-07-316-081-0000 | 20170501648386 | 2-000-400-064

Property of Cook County Clerk's Office