

# UNOFFICIAL COPY

Doc#: 1715749159 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/06/2017 09:55 AM Pg: 1 of 3

**RETURN AFTER RECORDING:**

*M. Richter*  
*5250 Old Orchard Rd 300*  
*Skokie IL 60077*

Dec ID 20170601665844  
ST/CO Stamp 0-400-763-328 ST Tax \$920.00 CO Tax \$460.00

**WARRANTY DEED**  
**Individual to individual**

*1717300 1/4*

GRANTORS, John V. Grimes and Lisa J. Grimes, married to each other, of the Village of River Forest, County of Cook, and State of Illinois, for and in consideration of TEN and 00/100 Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency which is hereby acknowledged, CONVEY, GRANT and WARRANT to the GRANTEES, Marwa Shammam and Carlos Beshara, husband and wife as tenants by the entirety, and not as joint tenants, the following described real estate situated in the County of Cook, State of Illinois to-wit:

SEE ATTACHED FOR LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes for 2<sup>nd</sup> installment 2016 and the year 2017, which are not yet due and payable; conditions, covenants and restrictions of record; building lines and easements of record, so long as it does not interfere with the current use and enjoyment of the property, and hereby waiving the homestead laws of the State of Illinois.

Permanent Index Number: 15-01-407-020-0000

Property Address: 900 Jackson Ave., River Forest, IL 60305

DATED this 31 day of May, 2017.

*[Signature]*  
John V. Grimes

*[Signature]*  
Lisa J. Grimes

VILLAGE OF RIVER FOREST



Real Estate Transfer Tax

Date 5-31-17 Amt Paid \$920.00

REAL ESTATE TRANSFER TAX

02-Jun-2017



COUNTY:	460.00
ILLINOIS:	920.00
TOTAL:	1,380.00

15-01-407-020-0000

20170601665844 | 0-400-763-328

PRAIRIE  
TITLE

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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 DO HEREBY CERTIFY that John V. Grimes and Lisa J. Grimes the above named person(s) 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 he and she signed sealed and delivered said instrument as his and her free and voluntary act for the uses and purposes herein set forth.

Given under my hand and official seal this 31 day of May, 2017

*Rosemarie Nowicki*  
\_\_\_\_\_  
(SEAL)



This document prepared by:  
Jodiann N. Pacer, Esq.  
824 S Scoville  
Oak Park IL 60304

SEND FUTURE TAX BILLS to: Shammah Bechara  
900 Jackson Ave  
RF IL 60305

MAIL TO ↙

**Marshall Richter**  
Attorney at Law  
marshall@closinglawyer.com  
5250 Old Orchard Rd. 300  
Skokie, IL 60077



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File No: 1717300

## EXHIBIT "A"

THE SOUTH 50 FEET OF LOT 4 IN BLOCK 6 IN WALLEN AND PROBST'S THIRD ADDITION TO OAK PARK, BEING A SUBDIVISION OF THE WEST 2/3 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 900 Jackson Ave. , River Forest, IL 60305

PERMANENT INDEX NUMBER: 15-01-407-020-0000

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

