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WARRANTY DEED

Doc# 1716655161 Fee \$68.00

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

KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS

DATE: 06/15/2017 10:59 AM PG: 1 OF 4

THE GRANTOR, JCSD
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:

^{F.}
JAMES BAFFA and ^{L.}
LAURA BAFFA,
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

1/2 PT 17.40686

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.

Property Index Number(s): 16-07-316-065-0000
Address of Real Estate: 325 CHESTNUT LANE, OAK PARK, IL 60302

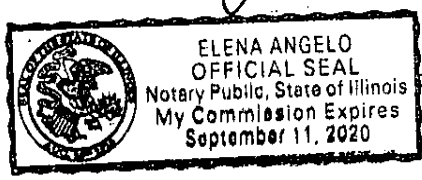
Dated this 15 day of MAY, 2017.

ALEX TROYANOVSKY, Manager of 1107 B & B Development LLC, manager of JCSD 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 15 day of May, 2017.



Elena Angelo

NOTARY PUBLIC

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This instrument prepared by:

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

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

Send subsequent tax bills to:

JAMES BAFFA and LAURA BAFFA

325 CHESTNUT LANE, OAK PARK, IL 60302

Real Estate Transfer Tax

\$4,616.00



Oak Park

www.oak-park.us

Property of Cook County Clerk's Office

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Legal Description

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.

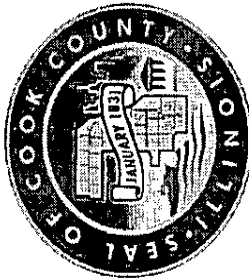
TAKEN AS A TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER ON EAST LINE OF SAID TRACT: THENCE NORTH ALONG THE EAST LINE, A DISTANCE OF 69.08 FEET, THENCE WEST AND PARALLEL WITH THE SOUTH LINE OF SAID TRACT, A DISTANCE OF 10.00 FEET TO A POINT ON THE EAST FACE OF EXISTING BRICK BUILDING, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, FOR A POINT OF BEGINNING; THENCE WEST ALONG THE CENTER LINE OF SAID PARTY WALL TO THE WEST FACE OF SAID BRICK BUILDING: THENCE NORTH 15.10 FEET, THENCE EAST 0.17 FEET, THENCE NORTH 6.30 FEET ALONG THE BUILDING WALL BEING PARALLEL TO THE EAST LINE OF SAID TRACT, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE EAST ALONG THE CENTER LINE OF SAID PARTY WALL TO THE EAST FACE OF SAID BRICK BUILDING, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE SOUTH ALONG THE EAST FACE OF BRICK BUILDING WALL, A DISTANCE OF 21.40 FEET PARALLEL WITH THE EAST LINE OF SAID TRACT TO THE POINT OF BEGINNING.

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REAL ESTATE TRANSFER TAX

08-Jun-2017



COUNTY:
ILLINOIS:
TOTAL:

288.25
576.50
864.75

16-07-316-065-0000

20170501655259

1-367-986-624

40686

Property of Cook County Clerk's Office