

# UNOFFICIAL COPY



## WARRANTY DEED

Doc# 1718149086 Fee \$68.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 06/30/2017 02:56 PM PG: 1 OF 4

THE GRANTOR, JCSO 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:

ILANA SCHWARTZ\* and KEVIN BLEY,\*  
\*unmarried  
of Oak Park, Illinois

Return to:  
Proper Title, LLC  
1530 E. Dundee Rd. Ste. 250  
Palatine, IL 60074 / 33

17-42035

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 AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP AND NOT AS TENANTS IN COMMON 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): 16-07-316-083-0000  
Address of Real Estate: 1022 CEDAR COURT, OAK PARK, IL 60302

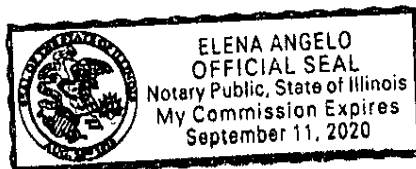
Dated this 16 day of June, 2017.

\_\_\_\_\_  
ALEX TROYANOVSKY, Manager of 1107 B & B Development LLC, manager of JCSO 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 16 day of June, 2017.



\_\_\_\_\_  
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:~~

K.O. MEEHAN  
GOULD & RATNER LLP  
222 N. LA SALLE ST., STE. 800  
CHICAGO, IL 60601

Send subsequent tax bills to:

**ILANA SCHWARTZ and KEVIN BLEY**  
1022 CEDAR COURT, OAK PARK, IL 60302

**Real Estate Transfer Tax**

**\$4,440.00**



Oak Park

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

Property of Cook County Clerk's Office

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## 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.

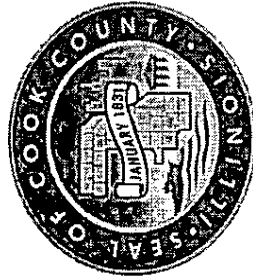
TAKEN AS A TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER ON SOUTH LINE OF SAID TRACT THENCE WEST ALONG SOUTH LINE DISTANCE OF 23.08 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 6.00 FEET TO A POINT ON THE SOUTH FACE OF EXISTING BUILDING FOUNDATION, 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 BUILDING FOUNDATION, THENCE WEST 20.00 FEET SAID POINT BEING NORTHWEST CORNER OF BUILDING FOUNDATION, THENCE SOUTH 39.95 FEET ALONG THE BUILDING WALL, SAID POINT BEING THE SOUTHWEST CORNER OF THE BUILDING FOUNDATION, THENCE EAST ALONG BUILDING WALL A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

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REAL ESTATE TRANSFER TAX

26-Jun-2017



<b>COUNTY:</b>	277.50
<b>ILLINOIS:</b>	555.00
<b>TOTAL:</b>	832.50

16-07-316-083-0000

20170601673625

0-186-262-976

Property of Cook County Clerk's Office