

# UNOFFICIAL COPY

## Warranty Deed

ILLINOIS

Doc#: 1718408075 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/03/2017 10:43 AM Pg: 1 of 2

Dec ID 20170601682362  
ST/CO Stamp 0-155-220-416 ST Tax \$277.00 CO Tax \$138.50

*Above Space for Recorder's Use Only*

THE GRANTOR(s) Cirrus Investment Group, LLC of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to *(Name and Address of Grantee-s)* Margaret Gilmore as of 926 Forest, River Forest, Illinois, 60305 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof -)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 15-01-406-032-1020

Address(es) of Real Estate:  
1020 N Harlem Ave, Apt 4B River Forest Illinois 60305-1519

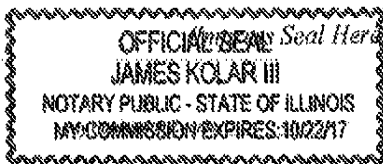
~~WARRANT NATIONAL TITLE~~

The date of this deed of conveyance is 06/29/2017.

1 of 2

*(Signature)*  
(SEAL) Cirrus Investment Group, LLC

State of Illinois, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Cirrus Investment Group, LLC personally known 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, sealed and delivered the said instrument as his/her(their) 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 06/29/2017.

*(Signature)*  
Notary Public

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## LEGAL DESCRIPTION

For the premises commonly known as:


1020 N Harlem Ave Apt 4B  
River Forest, Illinois 60305-1519

Legal Description:

PARCEL 1: UNIT 'B-4' IN LANDERS HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF LOT 10 AND THE NORTH 1/2 OF LOT 11, TOGETHER WITH ALL OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 10 AND THE NORTH 1/2 OF LOT 11, ALL IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOGUES ADDITION, TO OAK PARK, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED OCTOBER 31, 1980 AS DOCUMENT NO. 25645836; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COON ELEMENTS, IN COOK COUNTY, ILLINOIS. PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NUMBERS 9 AND 10, LIMITED COON ELEMENTS, AS DELINEATED ON THE SURVEY ATTACHED TO THE AFORESAID DECLARATION RECORDED AS DOCUMENT 25646856 AND AS AMENDED BY AMENDMENT RECORDED JULY 3, 1984 AS DOCUMENT 27157941, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		30-Jun-2017
	COUNTY:	138.50
	ILLINOIS:	277.00
	TOTAL:	415.50
 	15-01-406-032-1020   20170601682362   0-155-220-416	

VILLAGE OF RIVER FOREST


 Head Emmie Transfer Tax  
 Date: 6/23/17 Amt Paid: \$277.00

This instrument was prepared by  
 Nicholas Frenzel  
 Frenzel Law, LLC  
 9001 Crescent Court  
 Oak Lawn, IL 60453

Send subsequent tax bills to:  
M. Gilmore  
1020 N. Harlem  
Apt. 4B  
River Forest, IL 60305

Recorder-mail recorded document to:  
Arny Kellan  
335 Linden Ave  
Oak Park, IL 60312