

# UNOFFICIAL COPY

**PREPARED BY:**


The Law Offices of Paul A. Youkhana  
201 East Ohio Street  
Chicago, Illinois 60611

**MAIL TAX BILL TO:**

Benjamin and Heather Sweeney  
7509 Madison, 4D  
Forest Park, Illinois 60130

**MAIL RECORDED DEED TO:**

Terry C. Chiganos  
1001 Warrenville Rd., Suite 500  
Lisle, Illinois 60532



\*1718410025D\*

Doc# 1718410025 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/03/2017 11:24 AM PG: 1 OF 4

**WARRANTY DEED**  
Statutory (Illinois)

**FIRST AMERICAN TITLE**

**FILE #** 2862803 (1 of 2)

THE GRANTOR(S), AFFORDABLE HOMES FOR RENT, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois with a principal place of business at 5225 W. Madison St., Chicago, Illinois 60644, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, and pursuant to authority given by the member of said limited liability company, hereby, REMISE(S) AND CONVEY(S) to: BENJAMIN A SWEENEY AND HEATHER SWEENEY, HUSBAND AND WIFE, of 501 n. Lombard Ave., Oak Park, Illinois 60302, herein after Grantees, not as Tenants in Common nor as Joint Tenants but as TENANTS BY THE ENTIRETY all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

**LEGAL DESCRIPTION:**

**SEE ATTACHED EXHIBIT A**

VILLAGE OF FOREST PARK  
PROPERTY COMPLIANCE  
No. 6692  
07/03/17  
Approval/Date

PERMANENT INDEX NUMBER(S): **15-12-431-071-1012**

PROPERTY ADDRESS: <sup>59</sup>~~7905~~ **Madison St., #4D, Forest Park, Illinois 60130**

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; condominium declaration & bylaws, all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behalf of the Grantees forever.



**THIS IS NOT HOMESTEAD PROPERTY.**

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Property of Cook County Clerk's Office

**REAL ESTATE TRANSFER TAX**

	15-12-431-071-1012	20170601667951	0-347-38-584
	COUNTY:	ILLINOIS:	TOTAL:
	89.00	179.00	268.50
	23-Jun-2017		

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In WITNESS, WHEREOF the GRANTOR(s) aforesaid has/have hereunto set his/her/their hand(s) and seal(s) on the date stated herein.

Dated this 8<sup>th</sup> day of June, 2017

Wafika Khalil  
AFFORDABLE HOMES FOR RENT, LLC

By: Wafika Khalil  
Its: Manager

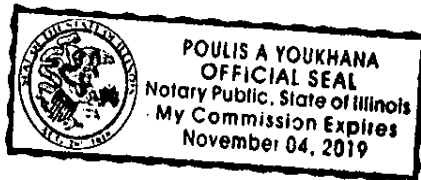
STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that WAFIKA KHALIL, Manager of Affordable Homes for Rent, 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 notarial seal, this 8<sup>th</sup> day of June, 2017

[Signature]  
Notary Public

My Commission expires: November 4, 2019



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## EXHIBIT A

### LEGAL DESCRIPTION:

#### PARCEL 1:

UNIT 4D IN THE WEST MADISON CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF THE EAST 1/2 OF LOT 2 AND OF LOT 3 IN JOHN STERNBERG'S SUBDIVISION OF THE SOUTH 2/5 OF BLOCK 34 OF THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN

#### AND

LOT 3 IN PEASLEE'S RESUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE SOUTH 1/3 OF THE NORTH 3/5 OF BLOCK 34 (EXCEPT THE EAST 100.00 FEET AND EXCEPT THE SOUTH 16.00 FEET THEREOF) AND OF THE NORTH 1/2 (EXCEPT THE EAST 100.00 FEET THEREOF) OF THE SOUTH 1/3 OF THE NORTH 3/5 OF SAID BLOCK 34, IN RAILROAD ADDITION TO THE TOWN OF HARLEM, A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0527618058, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, USE AND ENJOYMENT AS CREATED BY AND SET FORTH IN THE RECIPROCAL EASEMENT AGREEMENT, RECORDED AS DOCUMENT NUMBER 0527618057.

Cook County Clerk's Office