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This document prepared by (and after recording return to): )  
 Name: James J. Romberg )  
 Firm/Company: Attorney at Law )  
 Address: 221 North La Salle Street )  
 Address 2: Suite 2150 )  
 City, State, Zip: Chicago, IL 60601-1402 )  
 Phone: 312.869.1823 )

Doc# 1720908167 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/28/2017 02:36 PM PG: 1 OF 3

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24-36-432-003-0000

(Parcel Identification Number)

**WARRANTY DEED**  
 (Corporation to Corporation)

THE GRANTOR, WESTERN 133, INC., a Corporation organized under the laws of the state of Illinois, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto BROADWAY WEST, INC., a Corporation organized under the laws of the state of Illinois, hereinafter "Grantee", the following real estate, together with all improvements located thereon, situated in the County of Cook, State of Illinois, to-wit:

- See Legal Description Attached as Exhibit A incorporated by reference as though set forth in full
- Legal Description:

THAT PART OF LOT 3 IN BLOCK 21 IN ROBINSON'S ADDITION TO BLUE ISLAND, SAID ADDITION BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 3 AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF CHARLES STREET, 125 FEET; THENCE SOUTHEASTERLY PARALLEL TO THE WEST LINE OF THE WABASH OR MAIN ROAD, 50 FEET; THENCE EAST PARALLEL TO THE SOUTH LINE OF CHARLES STREET, 125 FEET TO THE WEST LINE OF THE WABASH OR MAIN ROAD; THENCE NORTHWESTERLY ALONG SAID WEST LINE, 50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS

PROPERTY ADDRESS: 13336 S. Western Ave  
 Blue Island, IL 60406

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

SUBJECT to the general real estate taxes for 2016 and all subsequent years.

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TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's successors and assigns forever, with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof.

GRANTOR does for Grantor and Grantor's personal representatives, executors and assigns forever hereby covenant with GRANTEE that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.



IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 24<sup>TH</sup> day of July, 2017.

Attest: [Signature]  
Secretary

Western 133, Inc.  
CORPORATION NAME

By: [Signature]  
Signature and Title

Timothy Guel  
Type or Print Name

REAL ESTATE TRANSFER TAX		25-Jul-2017
	COUNTY:	10.00
	ILLINOIS:	20.00
	TOTAL:	30.00

24-36-432-003-0000 | 20170701696001 | 1-182-690-752

STATE OF ILLINOIS  
COUNTY OF COOK

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I, Nathaniel E. Manning Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY GUEL personally know to me to be the President of Western 133, Inc. a for profit corporation duly formed and existing under the laws of the State of Illinois, and TIMOTHY GUEL, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such president and secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21 day of July, 2017.

(SEAL)



[Signature]  
Notary Public  
Printed Name: Nathaniel E. Manning

My Commission Expires:  
10/21/2020

COUNTY - ILLINOIS TRANSFER STAMPS

EXEMPT UNDER PROVISIONS OF PARAGRAPH \_\_\_\_\_ SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: \_\_\_\_\_

Buyer, Seller or Representative \_\_\_\_\_

13017 S. Western ave 1pt #2  
Blue Island IL 60406

Grantor(s) Name, Address, phone:  
Western 133, Inc.

Grantee(s) Name, Address, phone:  
Broadway West, Inc.  
13336 S. WESTERN AVE.  
BLUE ISLAND, IL 60406



SEND TAX STATEMENTS TO GRANTEE

2003