

WARRANTY DEED
Statutory (Illinois)
(JOINT TENANCY)

UNOFFICIAL COPY

Doc#: 1723008060 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/18/2017 11:20 AM Pg: 1 of 2

Dec ID 20170801607372
ST/CO Stamp 0-869-172-160 ST Tax \$175.00 CO Tax \$87.50

THE GRANTOR(S), **TIMOTHY DENT**, a married man, and **JAMES GRAMMAS**, a widower and not since remarried, of the Village of Westchester, County of Cook, State of Illinois for the consideration of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **MIKALA LUOMA** and **BENJAMIN PETERS**, in Joint Tenancy, with right of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

C.T.I./W
17PW016392WC
10/2

PER ATTACHED LEGAL DESCRIPTION


SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2017 AND SUBSEQUENT YEARS; COVENANTS, CONDITIONS, AND RESTRICTIONS OF RECORD, BUILDING LINES AND EASEMENTS, IF ANY
hereby releasing and waiving all right under and by virtue of the Homestead Exemption Laws of the State of Illinois.

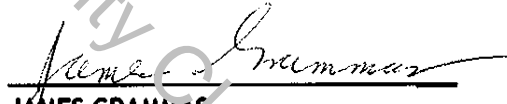
PERMANENT INDEX NUMBER: 15-16-306-054-0000

Address of Real Estate: 725 Portsmouth Avenue, Westchester, IL 60154

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois
SS 8/14/17

DATED this 14th day of August, 2017.


TIMOTHY DENT

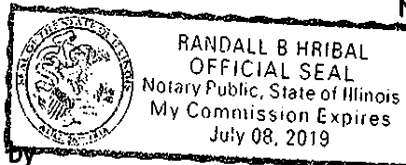

JAMES GRAMMAS

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 Timothy Dent and James Grammas are 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 acknowledged that they signed, sealed and delivered the said instrument as 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, this 14th day of August, 2017.

Commission expires 7/8, 2019


Notary Public



This instrument was prepared by
RANDALL B. HRIBAL, 10500 W. Cermak, Westchester, Illinois 60154

MAIL TO:
~~Mikala Luoma & Benjamin Peters~~
725 Portsmouth Avenue
Westchester, Illinois 60154

Randall Hribal
10500 W. Cermak

Send subsequent tax bills to:
Mikala Luoma & Benjamin Peters
725 Portsmouth Avenue
Westchester, Illinois 60154



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LEGAL DESCRIPTION

Order No.: 17PNW016392WC

For APN/Parcel ID(s): 15-16-306-054-0000

LOT 277 (EXCEPT THE NORTH 5 FEET) IN WILLIAM ZELOSKY'S SECOND TERMINAL ADDITION TO WESTCHESTER, A SUBDIVISION OF LOTS 10 AND 11 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		17-Aug-2017
	COUNTY:	87.50
	ILLINOIS:	175.00
	TOTAL:	262.50
15-16-306-054-0000 20170801607372 0-869-172-160		

Property of Cook County Clerk's Office