

# UNOFFICIAL COPY

Doc#: 1726846321 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/25/2017 12:27 PM Pg: 1 of 3

Dec ID 20170901622511  
ST/CO Stamp 2-026-837-952 ST Tax \$275.00 CO Tax \$137.50

## WARRANTY DEED

The Grantor, **PER SQUARE FOOT LLC**, an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten (\$10.00) DOLLARS, and other good and valuable consideration in hand paid,

**CONVEYS and WARRANTS** to the Grantee,

**WILLIAM JAMES HARTT**, 633 Davis Terrace, Glen Ellyn, Illinois 60137,

all right, title and interest in the following described Real Estate situated in the County of Cook, State of Illinois, to wit: (See page three 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**, forever. Subject only to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate as a two-flat residence; and general real estate taxes for 2017 and subsequent years.

Permanent Index Number (PIN): 16-08-104-007-0000

Address(es) of Real Estate: 47 Chicago Avenue Oak Park, Illinois 60302

In Witness whereof, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents by its members, this 12 day of September, 2017.

**PER SQUARE FOOT LLC**,  
an Illinois limited liability company

By: [Signature]  
**MICHAEL J. BROWN**, its member

By: [Signature]  
**NICOLE RUDMAN BROWN**, its member

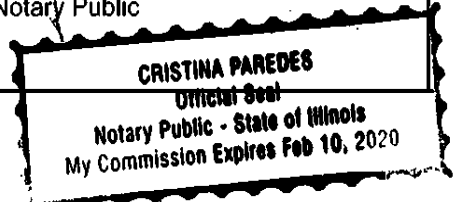
STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF            )

(Ct) 1 of 2  
17NWS789472WC

I, Cristina Paredes, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MICHAEL J. BROWN** and **NICOLE RUDMAN BROWN**, personally known to me to be the members of **PER SQUARE FOOT LLC**, an Illinois limited liability company, 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 acknowledged that they signed and delivered said instrument as the members of said company, as their free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 12th day of September 2017.

[Signature]  
Notary Public

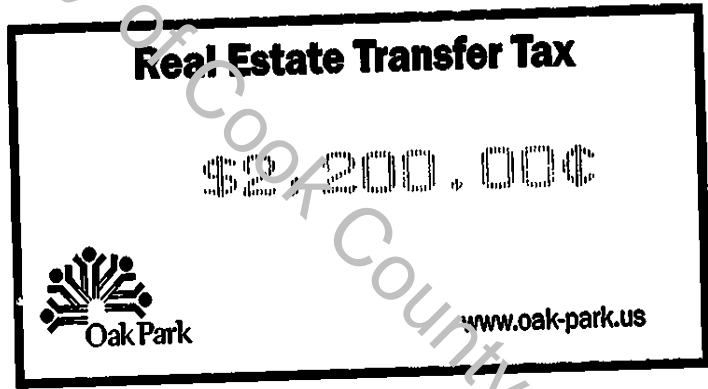


# UNOFFICIAL COPY

## LEGAL DESCRIPTION

of premises commonly known as: 47 Chicago Avenue, Oak Park, Illinois 60302

THE EAST 1/2 OF LOT 4 IN BLOCK 2 IN VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7 AND OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



REAL ESTATE TRANSFER TAX		25 SEP 2017
	COUNTY:	137.20
	ILLINOIS:	275.00
	TOTAL:	412.50
16-08-104-007-0000	20170901622511	2-026-837-952

AFTER RECORDING, MAIL TO:

Dennis M. Nolan ESQ.  
221 W. Racine Road Ave  
Deerfield IL  
60013

SEND SUBSEQUENT TAX BILLS TO:

633 Davis Terrace  
Ken Ellyn IL  
60137

*William J. Hearty*

This instrument was prepared by: Angela J. Kopp, 6428 Joliet Road, Suite 204, Countryside, Illinois 60525

# UNOFFICIAL COPY



CHICAGO TITLE  
COMPANY

## EXHIBIT A

Order No.: 17NW5789472WC

For APN/Parcel ID(s): 16-08-104-007-0000

THE EAST 1/2 OF LOT 4 IN BLOCK 2 IN VILLAGE OF RIDGELAND, BEING A SUBDIVISION OF THE EAST 1/2 OF THE EAST 1/2 OF SECTION 7 AND OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office