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PT17-43543 1813
WARRANTY DEED

Doc# 1728641014 Fee \$44.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/13/2017 10:10 AM PG: 1 OF 4

THE GRANTOR, JCSD
LLC, an Illinois Limited Liability
Company, of the village of Northbrook, County
of Cook, State of Illinois, for and in
consideration of ten dollars (\$10.00) and other
valuable consideration in hand paid,
CONVEYS AND WARRANTS to:

ANDREW HJELLE and DEBORAH HJELLE,
husband and wife, as tenants by the entirety
of Chicago, Illinois

the following described Real Estate situated in the County of Cook in the State of ILLINOIS, to-
wit (See reverse side 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
said premises not as tenants in common, not in joint tenancy, but as tenants by the entirety
forever. SUBJECT TO: General Real Estate Taxes for 2017 and subsequent years; building
setback lines, easements for public utilities, terms, covenants, conditions, and restrictions of
record.

Property Index Number(s): 16-07-316-082-0000 *ml*
Address of Real Estate: 1024 CEDAR COURT, OAK PARK, IL 60302

NEWLY ASSIGNED T.I.N. 16-07-316-082-0000 (AFFECTS TAX YEAR 2017) ml

Dated this 20 day of September, 2017.

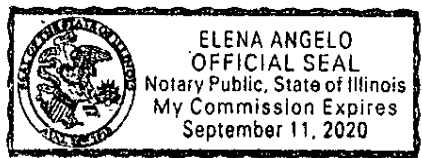
ALEX TROYANOVSKY, Manager of 1107 B & B Development LLC, manager of JCSD LLC

STATE OF ILLINOIS }
 }SS.
COUNTY OF LAKE }

mail to
Proper Title, LLC
1/3 180 N. LaSalle Ste. 1920
Chicago, IL 60601
PT17-43543

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that
ALEX TROYANOVSKY, personally known to me to be the same person whose name is subscribed to the
foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered
the said instrument as her 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 20 day of September, 2017.



Elena Angelo
NOTARY PUBLIC

S Y
P 4
S N
SC Y
INTA

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This instrument prepared by:

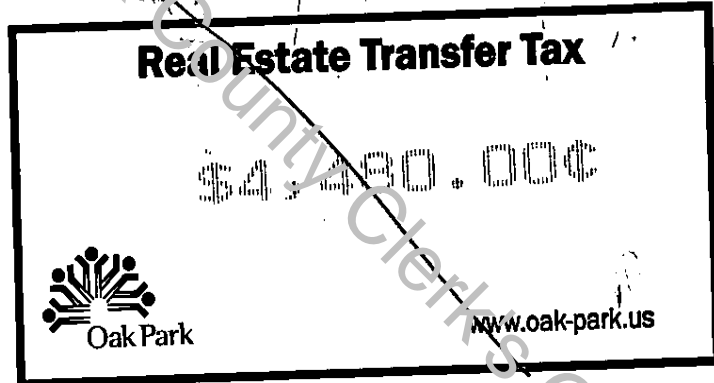
Dmitriy Meleshko, 425 Huehl Rd, Suite 4B, Northbrook,
Illinois 60062

~~AFTER RECORDING THIS~~
~~INSTRUMENT SHOULD BE SENT TO:~~

Fogarty & Kugler
1406 W. Chicago Ave
Chgo, IL 60642

Send subsequent tax bills to:

ANDREW HJELLE and DEBORAH HJELLE
1024 CEDAR COURT, OAK PARK, IL 60302



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EXHIBIT 'A' / LEGAL DESCRIPTION

LOTS 33 AND 34 (EXCEPT THE SOUTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE SOUTH 20 FEET OF THE WEST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE EAST 54 FEET AND EXCEPT THE NORTH 20 FEET OF THE WEST 54 FEET AND INCLUDING PARCELS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 18, 19, 20, 21 AND 22 DESCRIBED COMMENCING THE SOUTHEAST CORNER ON SOUTH LINE, THENCE WEST ALONG THE SOUTH LINE A DISTANCE OF 92.16 FEET, THEN NORTH AND PARALLEL WITH THE WEST LINE OF SAID TRACT, A DISTANCE OF 20.00 FEET THENCE WEST PARALLEL TO THE SOUTH LINE A DISTANCE OF 54.00 FEET, THENCE NORTH ALONG WEST LINE A DISTANCE OF 160.12 FEET, THENCE EAST PARALLEL TO THE NORTH LINE A DISTANCE OF 54.00 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 20.00 FEET, THENCE EAST ALONG NORTH PROPERTY LINE A DISTANCE OF 92.16 FEET THENCE SOUTH PARALLEL TO THE WEST LINE A DISTANCE OF 200.41 FEET TO THE POINT OF COMMENCEMENT IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

ALSO,

THAT PART OF LOTS 33 AND 34 IN BLOCK 1 IN CENTRAL SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

TAKEN AS A TRACT OF LAND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER ON SOUTH LINE OF SAID TRACT THENCE WEST ALONG SOUTH LINE DISTANCE OF 49.17 FEET, THENCE NORTH PARALLEL TO THE WEST LINE A DISTANCE OF 6.02 FEET, TO A SOUTHEAST CORNER OF EXISTING BRICK BUILDING, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH A DISTANCE OF 39.95 FEET TO THE NORTHEAST CORNER OF SAID BUILDING, THENCE WEST 19.97 FEET ALONG THE BUILDING WALL, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE SOUTH ALONG THE CENTER LINE OF SAID PARTY WALL A DISTANCE OF 39.95 FEET, SAID POINT BEING THE CENTER LINE OF A PARTY WALL, THENCE EAST A DISTANCE OF 19.97 FEET TO THE SOUTHEAST CORNER OF SAID BUILDING BEING THE POINT OF BEGINNING.

COMMONLY KNOWN AS 1024 CEDAR COURT, OAK PARK, ILLINOIS 60302
PARCEL ID(S): 16-07-316-082-0000

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REAL ESTATE TRANSFER TAX

03-Oct-2017



COUNTY:	280.00
ILLINOIS:	560.00
TOTAL:	840.00

16-07-316-082-0000

20170901626439

0-845-233-088

Property of Cook County Clerk's Office