

UNOFFICIAL COPY

Doc#: 1800349008 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/03/2018 08:48 AM Pg: 1 of 3

Dec ID 20171201674661
ST/CO Stamp 1-342-599-200 ST Tax \$105.00 CO Tax \$52.50

WARRANTY DEED

FOR RECORDER'S USE ONLY

GRANTOR, CAMEO TOWERS CONDOMINIUM ASSOCIATION, An Illinois Non-Profit Corporation, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS and WARRANTS** to the **GRANTEE, FRANCIS JAMES BUSS, A Single Man**, of 317 S. Oak Park Avenue Oak Park, IL 60502, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

PIN: **12-36-430-041-1155**
Address of Real Estate: **7234 W. North Avenue, Unit 1502, Elmwood Park, IL 60707**

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the Grantor will WARRANT and DEFEND the said Premises, against all persons lawfully claiming, or to claim the same, subject to:

IN WITNESS WHEREOF, said Grantor(s), as to an undivided 100 percent interest in the Premises have caused their name to be signed to this Warranty Deed to be effective this 27 day of DECEMBER, 2017.

CAMEO TOWERS CONDOMINIUM ASSOCIATION
An Illinois Non-Profit Corporation

BY: John B. [Signature]
ITS: President



Village of Elmwood Park
Transfer Stamp
\$525.00
12-27-17
No

REAL ESTATE TRANSFER TAX

29-Dec-2017



COUNTY: 52.50
ILLINOIS: 105.00
TOTAL: 157.50

12-36-430-041-1155

| 20171201674661 | 1-342-599-200

Chicago Title

17NW7131598NS 1172

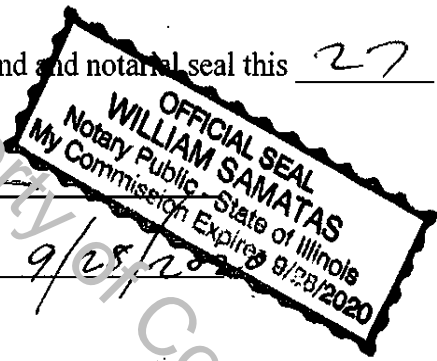
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that John Turcza, personally known to me to be the same person whose name is subscribed to the foregoing instrument, and personally known to me to be the president of CAMEO TOWERS CONDOMINIUM ASSOCIATION, an Illinois Non-Profit corporation, and that (s)he appeared before me this day in person and acknowledged that (s)he signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27 day of December, 2017

Wm M
NOTARY PUBLIC
My commission expires: 9/28/2020



Prepared By:
Michael E. Forkan, Esq.
Kovitz Shifrin Nesbit
175 N. Archer
Mundelein, IL 60060

After Recording Mail to:
Jonathan Groll, Esq.
830 North Boulevard Suite A
Oak Park, Illinois 60301

Send Subsequent Tax Bills to:
Francis James Buss
7234 W. North Avenue, Unit 1502,
Elmwood Park, IL 60707

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

Order No.: 17NW7131598NS

For APN/Parcel ID(s): 12-36-430-041-1155

UNIT NUMBER 1502 IN CAMEO TOWERS CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 6 AND THE WEST 32 1/2 FEET OF LOT 5 IN BLOCK 26 IN MILLS AND SONS GREENFIELDS SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 AND OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NO. 24547486, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

ADDRESS: 7234 W NORTH AVE UNIT 1502
ELMWOOD PARK, IL 60707.

Cook County Clerk's Office