

UNOFFICIAL COPY



① JAROMIR BOGUSLAWSKI WC
LD WILLIAMS AT
Chicago Title Insurance Company

Doc#: 1803649017 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/05/2018 10:26 AM Pg: 1 of 2

Dec ID 20180101693818
ST/CO Stamp 0-306-388-000 ST Tax \$1,850.00 CO Tax \$925.00

WARRANTY DEED

THE GRANTOR, Gator Properties, LLC, an Illinois limited liability company, of 10 E. Burlington Street, Unit 3C, Riverside, IL 60546, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY and WARRANT to Jaromir Boguslawski and Bozena Boguslawski, husband and wife, not as Tenants in Common, but as JOINT TENANTS, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

PARCEL 1:

LOT 1 IN WOODLAWN AVENUE ADDITION TO LA GRANGE PARK, BEING A SUBDIVISION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN WOODLAWN AVENUE ADDITION TO LA GRANGE PARK, BEING A SUBDIVISION IN SECTION 33, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 3 IN WOODLAWN AVENUE ADDITION TO LA GRANGE PARK, A SUBDIVISION OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3A:

EASEMENT FOR INGRESS AND EGRESS TO THE PARKING AREA ON THE REAR OF LOTS 1 THROUGH 5 IN WOODLAWN AVENUE ADDITION TO LA GRANGE PARK CREATED BY DEED RECORDED JUNE 11, 1965 AS DOCUMENT 19491973.

SUBJECT 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; and general real estate taxes not due and payable at the time of Closing.

Grantor, for itself and its successors, further covenant, promise and agree with Grantees, their heirs and assigns, that it has not done or suffered to be done anything so that the property is or may be in any manner encumbered or charged except as set forth in this Deed; and covenant further that it will warrant and defend the property against all persons lawfully claimed by, through or under them.

Hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

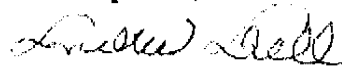
Permanent Real Estate Index Number(s): 15-33-411-046-0000, 15-33-411-047-0000 and 15-33-411-048-0000

Address(es) of Real Estate: 509, 513, 517 Barnsdale Road, La Grange Park, Illinois 60526

Dated this 29 day of January, 2018.

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Gator Properties, LLC




Sandra Shelley, Manager

STATE OF ILLINOIS)
COUNTY OF LAUREL) **SS.**

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Sandra Shelley, Manager of Gator Properties, LLC, personally known to me to be the same person(s) whose name(s) 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 29 day of January, 2018.





(Notary Public)

Prepared By: Harry J. Fournier, Esq.
Fournier Law Firm, Ltd.
2001 Midwest Road, Suite 206
Oak Brook, IL 60523

REAL ESTATE TRANSFER TAX



15-33-411-046-0000

01-Feb-2018

COUNTY: 925.00
ILLINOIS: 1,850.00
TOTAL: 2,775.00

| 2018012933818 | 0-306-388-000

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