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Doc#: 1815701173 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/06/2018 10:49 AM Pg: 1 of 3

Warranty Deed

ILLINOIS

Dec ID 20180501681706
ST/CO Stamp 1-053-606-688 ST Tax \$193.50 CO Tax \$96.75

Above Space for Recorder's Use Only

THE GRANTOR, George J. Brixie and Patricia Brixie, his wife, of the Village of Oak Lawn, County of Cook, State of Illinois, for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to Herbert Reyes of 2331 Cuyler, Berwyn, Illinois, 60402, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(See page 2 for legal description attached hereto and made part hereof)

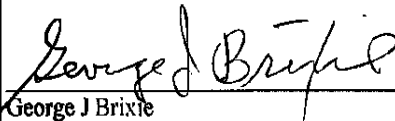
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2017, 2018 and subsequent years; Covenants, conditions and restrictions of record, if any;


Permanent Real Estate Index Number(s): 24-15-216-023-0000

Address(es) of Real Estate:
10420 S Kolin Ave Oak Lawn Illinois 60453-4810

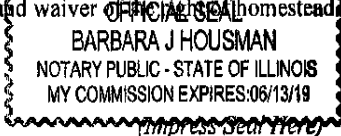
The date of this deed of conveyance is 5-25, 2018.

 (SEAL)
George J Brixie

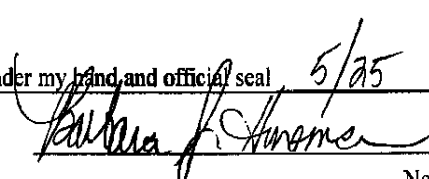
FIDELITY NATIONAL TITLE 0018012845
1/2

 (SEAL)
Patricia Brixie

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 George J Brixie and Patricia Brixie his wife, 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 their homestead.



Given under my hand and official seal 5/25, 2018.


Notary Public

(My Commission Expires) 6/13/19

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Village of Oak Lawn Real Estate Transfer Tax \$20 02676

Village of Oak Lawn Real Estate Transfer Tax \$200 03313

Village of Oak Lawn Real Estate Transfer Tax \$50 04186

Village of Oak Lawn Real Estate Transfer Tax \$200 03312

Village of Oak Lawn Real Estate Transfer Tax \$500 03299

REAL ESTATE TRANSFER TAX		05-Jun-2018	
COUNTY:	ILLINOIS:		96.75
	TOTAL:		193.50
24-15-216-023-0000	20180501681706	1-053-606-688	290.25

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LEGAL DESCRIPTION

For the premises commonly known as:

10420 S Kolin Ave
Oak Lawn , Illinois 60453-4810

Permanent Real Estate Index Number(s): 24-15-216-023-0000

Legal Description:

LOT 6 IN GROSSEK'S RESUBDIVISION OF LOT 18 (EXCEPT THE EAST 333 FEET) IN LONGWOOD ACRES A SUBDIVISION OF THE NORTHEAST 1/4, THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

This instrument was prepared by David Fewkes Walsh, Fewkes & Sterba 7270 W. College Drive Palos Heights, IL 60463	Send subsequent tax bills to: Herbert Reyes 10420 South Kolin Avenue Oak Lawn, Illinois 60453	Recorder-mail recorded document to: Anthony Panzica Law Office of Anthony V. Panzica 2510 West Irving Park Road #16 Chicago, Illinois 60618
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UNOFFICIAL COPY



RECORDER
OR REGISTRARS
DEED NO. _____
DATE RECORDED _____
(For Recorder's Use Only)

Property Maintenance Department
5/17
DATE 5-18-18
(For Village of Oak Lawn Use Only)

RECEIVED
MAY 17 2018

Village of Oak Lawn
REAL ESTATE TRANSFER TAX
DECLARATION EXEMPTION

INSTRUCTIONS:

- 1) This form must be filled out completely, signed by at least one of the grantors (sellers) or their agent, faxed to Property Maintenance Dept. at (708) 499-7823 for approval and presented to the Finance Dept cashier's window, 9446 So. Raymond Ave., Oak Lawn, Illinois, 60453 or other designated agent, at the time of purchase of real estate transfer stamps as required by the Oak Lawn Real Estate Tax Ordinance along with a copy of the final water bill paid receipt for separate meter dwelling or properties. The stamps must be affixed to the deed, and this form attached, when the title is recorded.
- 2) The full actual amount of consideration of the transaction is the amount upon which the tax is to be computed. Both the full actual consideration of the transaction and the amount of the tax stamps required must be stated on the declaration.
- 3) In cases involving an intermediary buyer, nominee or "straw man," one declaration form must be prepared for each deed that is to be recorded. One of these transactions may be exempt under Section 3-2-7F of the Village Code.
- 4) For additional information, please call the Finance Department at (708) 499-7780, Monday through Friday, 8:30AM to 5:00 PM.
- 5) IT IS THE SELLER'S OBLIGATION TO MAKE ARRANGEMENTS FOR FINAL WATER BILL PAYMENT PRIOR TO VACATING THE PROPERTY. SELLER MUST CONTACT WATER BILLING AT (708) 499-7762 FOR AN APPOINTMENT, AND MEET THE WATER METER INSPECTOR FOR FINAL READING. MAKE PAYMENT VIA CASH OR CHECK AT THE DESIGNATED TIME, UNLESS THE SALE IS A CONDOMINIUM UNIT WHICH IS NOT NECESSARY.

Address of Property 10420 South Kolin Avenue Unit # ---
 Permanent Property Index Number 24-15-216-03-0000
 Date of closing 05/29/2018 Type of Deed Warranty

Full Actual Consideration (Include amount of mortgage and value of liabilities assumed) \$ 193,500.00
 Amount of Tax (\$5.00 per \$1,000 or fraction of a thousand round to next highest thousand) \$ 970.00
 (PAYMENT MUST BE MADE BY CASH, VISA, MC, DISCOVER OR CERTIFIED CHECK, CASHIER'S CHECK, MONEY ORDER OR ATTORNEY'S CHECK.)

Note: The Village of Oak Lawn, Oak Lawn Real Estate Transfer Tax Ordinance specifically exempts certain transactions from Taxation. These exemptions are enumerated in Section 3-2-7F of the Village Code which is printed on the reverse side of this form. To claim one of these exemptions, complete the appropriate blanks below. Please attach a Xerox copy of the signed & notarized deed, also Xerox copy of signed & notarized statement by Grantor/Grantee. I hereby declare that this transaction is exempt from taxation under the Oak Lawn Real Estate Transfer Tax Ordinance by Subsection _____ of Section 3-2-7F. (Circle one from page 2).

Details for exemption claimed (explain)

We hereby declare the full actual consideration and above facts contained in this declaration to be true and correct.

Grantor: (Please Print)
 (Seller)
George + Patricia Brivic 10420 South Kolin Avenue, Oak Lawn, IL 60453
 Name Current Address City, State, Zip Code

Presence Bethlehem Woods Retirement Community, 1571 West Ogden Avenue, LaGrange Park, IL 60526
 Seller's Forwarding Address Required

Signature [Signature] Date Signed 05-17-2018
 Seller or Agent or Attorney

Grantee: (Please Print)
 (Buyer)
Herbert Reyes 2331 Cuyler Berwyn, IL 60402
 Name Current Address City, State, Zip Code