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1823312076D

Doc# 1823312076 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/21/2018 03:08 PM PG: 1 OF 3

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

FIRST AMERICAN TITLE
FILE # 2929889(10FZ)

Preparer File: Morker 84
FATIC No.: 2929889

THE GRANTOR(S) Niranjan A. Morker, and Indira N. Morker (aka M. Morker), husband and wife, of the Village of Melrose Park, County of Cook, State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Benjamin Medrano and Crystal Flores, ~~husband and wife not in Tenancy in Common nor in Joint Tenancy, but in Tenancy by the Entirety~~, of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: the general real estate taxes for the year 2018 and subsequent years and to the restrictions, conditions, covenants and easements of record

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

Permanent Real Estate Index Number(s): 12-29-300-007-0000 VOL. 70

Address(es) of Real Estate: 841 La Porte Avenue
Melrose Park, IL 60164 - *unincorporated*

Dated this 10th day of August, 20 18

Niranjan - A. Morker
Niranjan A. Morker

Indira N. Morker

Indira N. Morker

REAL ESTATE TRANSFER TAX

17-Aug-2018



COUNTY: 127.50
ILLINOIS: 255.00
TOTAL: 382.50

12-29-300-007-0000

| 20180801650467 | 1-244-012-320



First American
Title Insurance Company

Warranty Deed - Individual

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Niranjan A. Morker and Indira N. Morker, personally known to me to be the same person(s) whose name(s) 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 the right of homestead.

Given under my hand and official seal this 10th day of August, 20 18.



Spencer Hunt
Notary Public

Prepared by:
Hunt, Aranda & Subach, LTD.
1035 S. York Road
Bensenville, IL 60106

Mail to:

Mariana Karampelas
180 W. Washington Street, Ste. 700
Chicago, IL 60602

Name and Address of Taxpayer:

Benjamin Medrano and Crystal Flores
841 La Porte Avenue
Melrose Park, IL 60164



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Exhibit "A" – Legal Description

LOT 18 IN BLOCK 4 IN SECOND ADDITION TO GRAND AVENUE HIGHLANDS, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE EAST OF THE NORTH LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 670.25 FEET TO A POINT; THENCE SOUTH A DISTANCE OF 1145.15 FEET TO A POINT, SAID POINT BEING 670.84 FEET EAST OF THE WEST LINE OF SAID SECTION, 176.0 FEET NORTH OF THE SOUTH HALF OF THE SOUTHWEST QUARTER, THENCE WEST A DISTANCE OF 670.84 FEET TO A POINT ON THE WEST LINE OF SAID SECTION, SAID POINT BEING 1145.21 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH ON SAID SECTION LINE TO POINT OF BEGINNING IN COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF COOK COUNTY IN DOCUMENT NUMBER 1446901.

Property of Cook County Clerk's Office

