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STC 01146-57077
THIS DOCUMENT WAS
PREPARED BY:

Jeremy E. Reis, Esq.
Ruttenberg Gilmartin Reis LLC
1101 W. Monroe Street, Suite 200
Chicago, Illinois 60607

Doc#: 1823619091 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/24/2018 09:36 AM Pg: 1 of 4

Dec ID 20180801661160
ST/CO Stamp 1-208-156-320 ST Tax \$290.00 CO Tax \$145.00

AFTER RECORDING RETURN TO:

John E. Tallman, Esq.
Thrun, Tallman & Cohn, Ltd.
401 E. Prospect Avenue, Ste. 106
Mount Prospect, Illinois 60056

STEWART TITLE
700 E. Diehl Road, Suite 130
Naperville, IL 60563

WARRANTY DEED

THIS INDENTURE is made as of this 22nd day of August, 2018 by and between **Greg Merdinger** ("Grantor"), having a mailing address of 1101 W. Monroe Street, Suite 200, Chicago, Illinois 60607 and **Anthony Muscolino and Lisa Muscolino, husband and wife, as tenants by the entirety with right of survivorship and not as joint tenants** ("Grantee"), having a mailing address of 4605 Raymond Avenue, Brookfield, Illinois 60513. ** a married man (non-homestead property)*

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents **CONVEY AND WARRANT** unto Grantee, all interest in the following described real estate situated in the County of Lake, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto.

WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

[SIGNATURE PAGE FOLLOWS]

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IN WITNESS WHEREOF, Grantor aforesaid has hereunto set in hand and sealed this 22nd day of August, 2018.

Greg Merdinger – Grantor/Seller

State of Illinois)
) SS
County of Cook)

REAL ESTATE TRANSFER TAX		23-Aug-2018
COUNTY:		145.00
ILLINOIS:		290.00
TOTAL:		435.00
18-03-325-038-0000 20180001661160 1-208-156-320		

The undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Greg Merdinger, 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 they signed and delivered this instrument as her own free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 22nd day of August, 2018.

Notary



Commission Expires: 8/21/21

Send Subsequent Tax Bills To:

ANTHONY & LISA MUSCOLINO
(Name)

4605 RAYMOND AVE
(Address)

BROOKFIELD, ILL 60513
(City, State, Zip)

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EXHIBIT A **LEGAL DESCRIPTION**

✓ LOT 2 IN MICHAEL KING'S RESUBDIVISION OF PARTS OF LOT 32, 33, 34 AND 46 AND 47 IN ARTHUR T. MCINTOSH'S CONGRESS PARK FARMS, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TAX PARCEL

IDENTIFICATION NUMBER: ✓ 18-03-326-038-0000

COMMONLY KNOWN AS: ✓ 4605 RAYMOND AVENUE
BROOKFIELD, ILLINOIS 60513

Property of Cook County Clerk's Office

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EXHIBIT B **EXCEPTIONS TO TITLE**

1. General real estate taxes for the year 2018 and subsequent years.
2. Building setback line of 25.0 feet (from the West lot line) as shown on the plat of subdivision.
3. Easement for public utilities and drainage over, upon and under the East 5.0 feet of the land as shown on the plat of subdivision.
4. Any lien, or right to a lien in favor of the property manager employed to manager the land.
5. Existing unrecorded leases, if any.
10. Encroachment of the frame garage located on the subject land over and onto the aforesaid easement a distance of 0.83 feet, more or less, as shown on the plat of survey dated 8-2-2018 by Andrzej Murzanski Land Surveyors, Inc., job no. 180802R.

8/20/18-hr-Approved to insure over on final policies, ALTA 28.1 Endorsement approved. (section 4 to exclude no. 11 below.)

11. Adverse encroachment of the wood fence located mainly on the land Southerly of and adjoining, over and onto the subject land a distance of 0.05 feet, more or less, as shown on the plat of survey dated 8/2/2018 by Andrzej Murzanski Land Surveyors, Inc.