

CPF-18102116-H

lot 1

UNOFFICIAL COPY

Doc#: 1829118065 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/18/2018 10:39 AM Pg: 1 of 3

Dec ID 20181001605297
ST/CO Stamp 1-578-460-320 ST Tax \$151.00 CO Tax \$75.50

ILLINOIS

WARRANTY DEED

Property of Cook County Clerk's Office

The GRANTORS THOMAS M. CIPOLLA and ANGELA CIPOLLA, husband and wife, of 2709 W. Nighthawk Way, in the City of Phoenix of the County of Maricopa, in the State of Arizona, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to Grantee MINOS SHIBA, of 6759 Tribal Court, in the Village of Long Grove, State of Illinois 60047, all interest in the following described real estate situated in the County of COOK, in the STATE OF ILLINOIS, to wit:

**SEE LEGAL DESCRIPTION
ATTACHED HERETO AS EXHIBIT A.**

SUBJECT TO: Covenants, conditions and restrictions of record; and, general taxes for the year 2018, and subsequent years including taxes which may accrue by reason of new or additional improvements during the years.

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Dated this 28 day of Sept., 2018.

Thomas M. Cipolla
THOMAS M. CIPOLLA

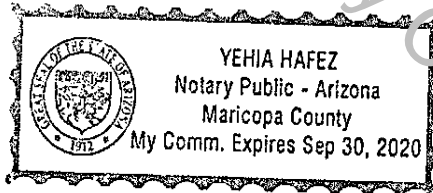
Angela Cipolla
ANGELA CIPOLLA

STATE OF Illinois)
COUNTY OF Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT THOMAS M. CIPOLLA and ANGELA CIPOLLA, 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 the right of homestead.

Given under my hand and official seal, this 28th day of SEPTEMBER, 2018

Ye Hia Hafez
Notary Public



MAIL TO:

*Zeidman & ASSOC. LPA
4711 Golf Dr. Ste. 1125
Skokie, IL 60076*

Name and Address of Taxpayer:

*NINOS SHIBA
6071 Wauclaud Ave.
Franklin Park, IL 60131*

Prepared by:
Nemani Law
320 W. Ohio Street, Suite 3W
Chicago, Illinois 60654



COUNTY:	75.50
ILLINOIS:	151.00
TOTAL:	226.50

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EXHIBIT A LEGAL DESCRIPTION

THAT PART OF LOT 2 IN NUZZO'S SUBDIVISION OF PART OF THE NORTH WEST FRACTIONAL 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 17, 1965 AS DOCUMENT NUMBER 19560126, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH EAST CORNER OF SAID LOT 2; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, BEING AN ASSUMED BEARING ON THE EAST LINE OF SAID LOT 2, A DISTANCE OF 236.41 FEET TO THE INTERSECTION OF A COMMON WALL LINE EXTENDED EASTERLY FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 82.59 FEET TO THE NORTH LINE OF THE NORTH 158.99 FEET OF THE SOUTH 319.0 FEET OF SAID LOT 2; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, ON THE NORTH LINE OF THE NORTH 158.99 FEET OF THE SOUTH 319.0 FEET OF SAID LOT 2, A DISTANCE OF 161.0 FEET TO THE EAST LINE OF A PUBLIC STREET ACCORDING TO THE PLAT THEREOF RECORDED OF DEDICATION RECORDED JANUARY 22, 1976 AS DOCUMENT NUMBER 23366306; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ON SAID RIGHT OF WAY LINE, A DISTANCE OF 82.59 FEET TO THE INTERSECTION OF A COMMON WALL LINE EXTENDED WESTERLY; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST ON SAID COMMON WALL LINE AND ITS EXTENSIONS, A DISTANCE OF 161.0 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

Commonly Known as 1071 Waveland Avenue, Franklin Park, Illinois 60131

PIN: 12-19-100-117-0000