

182

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**NORTH AMERICAN
TITLE CO.**

18-266643

Doc#: 1900947032 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 01/09/2019 10:24 AM Pg: 1 of 2

Dec ID 20181201665664
ST/CO Stamp 1-372-833-440 ST Tax \$395.00 CO Tax \$197.50

WARRANTY DEED

**a/k/a Grady Property Inc.

**

THIS INDENTURE WITNESSETH, that the Grantor, **GRADY PROPERTIES INC.**, an Illinois corporation, of the County of Cook in the State of Illinois for consideration of the sum of Ten and no/100 dollars (\$10.00) and other good and valuable consideration in hand paid, does hereby **CONVEY(S) and WARRANT(S)** unto **STEVEN GREENBERG and KRISTEN WARD**, as **TENANTS BY ENTIRETY** the following described real estate, situated in the County of Cook, State of Illinois, to Wit:

*husband and wife
Lot 1 in Block 4 in Illinois Central Subdivision of 91.76 Acres of the South East 1/4 of Section 1, Township 35 North, Range 13 East of the Third Principal Meridian according to the map of said Subdivision dated May 31, 1901 and recorded June 3, 1901 in book 81 of Plats Page 35 as document 3109476 in Cook County, Illinois

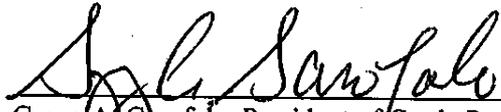
Subject only to the following permitted exceptions, provided none of which shall materially restrict the reasonable use of the premises as a residence: (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning, building laws and ordinances; (c) the covenants, conditions, restrictions and building lines of record; (d) public utility easements.

Permanent Real Estate Index Number: 31-01-412-009-0000

Address of Real Estate: 830 Burns Avenue, Flossmoor Illinois 60422

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DATED: December 28, 2018

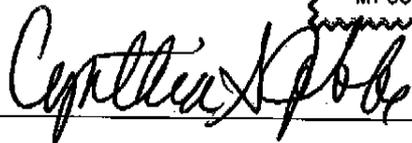

 Gregg A. Garofalo, President of Grady Properties, Inc., an Illinois Corporation

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 Gregg A. Garofalo, 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal on December 28, 2018




 (Notary Public)

Mail To:

LAW OFFICES
DANIEL M. GREENBERG, CHARTERED
 18141 DIXIE HWY., SUITE 111
 HOMewood, IL 60430-2242

Name & Address of Taxpayer:
 Steven Greenberg
 830 Burns Avenue
 Flossmoor, Illinois 60422

Prepared By:

Gregg A. Garofalo
 GAROFALO LAW GROUP
 161 N. Clark Street, Suite 1600
 Chicago, Illinois 60601
 (312) 753-6000

REAL ESTATE TRANSFER TAX		28-Dec-2018
	COUNTY:	137.50
	ILLINOIS:	395.00
	TOTAL:	532.50
31-01-412-009-0000 20181201665664 1-372-833-440		