

# UNOFFICIAL COPY



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Doc# 1907906039 Fee \$44.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/20/2019 11:55 AM PG: 1 OF 4

## WARRANTY DEED ILLINOIS STATUTORY

731333 1/3

Citywide Title Corporation  
850 W. Jackson Blvd., Ste. 320  
Chicago, IL 60607

THE GRANTOR(S)

### New Garden Studio, Inc.

of the City of Lake Barrington, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

### Bedford Auto Group LLC

of 5811 W 66th Street, Bedford Park, IL 60638, 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 covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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): 19-30-114-033-0000, 19-30-114-001-0000

Address(es) of Real Estate: 7435 S Harlem Ave, Bridgeview, IL 60455

Dated this 8th day of March, 2019.

\_\_\_\_\_  
New Garden Studio, Inc.

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STATE OF Illinois

COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Mario Prospero, President New Garden Studio, Inc

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 7<sup>th</sup> day of March, 2019.

[Signature] (Notary Public)

Prepared by:

Law Offices of Roger J. Kelly  
55 W Wacker Drive Suite 1400  
Chicago, IL 60601



Mail to:

Law Offices of Vytenis Lietuvninkas  
4536 W 63rd Street  
Chicago, IL 60629 18310

Name and Address of Taxpayer:

Bedford Auto Group LLC  
5811 W 66th Street  
Bedford Park, IL 60638

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## EXHIBIT "A"

### PARCEL ONE:

Lot 353, in Frank DeLugach's 71st Street Highlands, a subdivision of that part of the West Half of the Northwest Quarter of Section 30, Township 38 North, Range 13, lying East of the East line of the Right-of-Way line, East of the Third Principal Meridian, in Cook County, Illinois.

### PARCEL TWO:

The North 174.08 feet of the South 334.08 feet (except the North 33 feet) of the part of the West Half of the West Half of the Northwest Quarter of Section 30, Township 38 North, Range 13, East of the Third Principal Meridian, lying West of a line described as follows: Commencing at a point on the South line of said Northwest Quarter 110.85 feet East of the West line of said Northwest Quarter; thence running Northerly in a straight line to a point in the North line of said Northwest Quarter, which point is 104.7 feet East of the West line of said Northwest Quarter (expecting from said premises the West 50 feet used for Harlem Avenue), in Cook County, Illinois.

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## REAL ESTATE TRANSFER TAX

15-Mar-2019



<b>COUNTY:</b>	212.50
<b>ILLINOIS:</b>	425.00
<b>TOTAL:</b>	637.50

19-30-114-033-0000

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