

UNOFFICIAL COPY

Doc#: 1914057042 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/20/2019 10:56 AM Pg: 1 of 3

Dec ID 20190501666278
ST/CO Stamp 1-505-884-064 ST Tax \$499.00 CO Tax \$249.50

(1/2)
#410435486
Warranty Deed
Statutory (ILLINOIS)
General

31T

Above Space for Recorder's Use Only

THE GRANTOR(S) CHARLES ZABRAN, a widower and not since remarried,* of the Village of Plainfield, County of Will, State of Illinois, for and in consideration of (\$10.00) TEN DOLLARS, in hand paid, CONVEYS and WARRANTS to

*NOT A PARTY TO A CIVIL UNION

FALCONER INVESTMENTS, LLC/~~SEATTLE~~, an Illinois Limited Liability Company, of 10415 San Luis Lane, Orland Park, Illinois, 60467, County of Cook, in the State of Illinois, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois,

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and made part hereof

Permanent Index Number (PIN): 28-30-113-013-0000

Address(es) of Real Estate: 7041 170th Street, Tinley Park, Illinois, 60477

SUBJECT TO: General real estate taxes for 2018 and subsequent years, covenants, conditions and restrictions of record; and building lines and easements

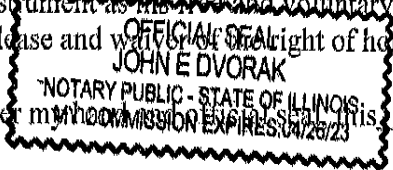
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 13th day of May, 2019.

Charles Zabran (SEAL)
Charles Zabran

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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, DO HEREBY CERTIFY that CHARLES ZABRAN, is 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, including the release and waiver of his right of homestead.



Given under my hand and seal of office this 13th day of May, 2019.

This instrument was prepared by: John E. Dvorak, Attorney at Law, 10560 West Cermak Road, Westchester, Illinois 60154

MAIL TO:



Thomas A. Tozer
Attorney at Law
1820 Ridge Road, Suite 101
Homewood, Illinois 60430

SEND SUBSEQUENT TAX BILLS TO:

Falconer Investments, LLC ~~SENDER~~
10415 San Luis Lane
Orland Park, Illinois 60467

OR

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		14-May-2019
		COUNTY: 249.50
		ILLINOIS: 499.00
		TOTAL: 748.50
28-30-113-013-0000	20190501666278	1-505-884-1004

Property of Cook County Clerk's Office

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EXHIBIT "A"

PARCEL 1: LOT 2 IN CREEKSIDE MANOR, BEING A SUBDIVISION OF LOTS 2, 3 AND 4 IN BLOCK 10 OF ELMORE'S OAK PARK AVENUE ESTATES, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART OF DRAINAGE DITCH CONVEYED BY DOCUMENT NO. 377150) IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE GRANTOR ALSO HERBY GRANTS TO THE GRANTEE ITS SUCCESSOR OR ASSIGNS AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY AS SET FORTH IN EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 OVER THE WEST 40 FEET AND THE SOUTHWESTERLY 40 FEET OF LOT 10, THE SOUTHWESTERLY 40 FEET OF LOT 11, AND THE SOUTHEASTERLY 40 FEET OF THE EAST 40 FEET OF LOT 12, AS SHOWN ON THE PLAT OF CREEKSIDE MANOR RECORDED NOVEMBER 16,1971 AS DOCUMENT 21713942 AND AS CREATED BY DEED FROM PULLMAN BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 10,1967 KNOWN AS TRUST NUMBER 7180509 TO ELEANOR SCHORM DATED JANUARY 4, 1975 AND RECORDED JANUARY 25,1973 AS DOCUMENT NUMBER 22199272, IN COOK COUNTY ILLINOIS AND THIS DOCUMENT IS SUBJECT TO ALL RIGHTS, EASEMENTS, RESTRICTIONS, CONDITIONS COVENANTS AND RESERVATIONS CONTAINED IN SAID PLAT THE SAME AS THOUGH THE PROVISIONS OF SAID PLAT DESCRIBED ABOVE WHERE RECITED AND STRUTATED AT LENGTH HEREIN.

Property address: 7041 170th St, Tinley Park, IL 60477
Tax Number: 28-30-113-013-0000

Cook County Clerk's Office