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Doc#: 1925957380 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 09/16/2019 01:45 PM Pg: 1 of 4

Dec ID 20190801670612
ST/CO Stamp 1-037-283-936 ST Tax \$214.50 CO Tax \$107.25

WARRANTY DEED (ILLINOIS STATUTORY)

Individual to Corporation

ATA / GMT Title Agency
85 W. Algonquin Road, Suite 120
Arlington Heights, IL 60005
File # 19203427-IL

VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP
NO. 07807 AMOUNT \$ 642.00 DATE 8-27-19
ADDRESS 7521 Lyons
(VOID IF DIFFERENT FROM DEED)
BY J Sheehan

(The Above Space for Recorder's Use Only)

THE GRANTORS:

Peter Triantafillos, a single person and Alexis Smulson, married to Eric Smulson, as Heirs at Law of Estelle Triantafillos, Deceased

as to Peter Triantafillos of the Village of Mount Prospect, County of Cook and the State of Illinois and as to Alexis Smulson of the Village of Arlington Heights, County of Cook and the State of Illinois and in and for and in consideration of (\$10.00) Ten DOLLARS, and other good and valuable considerations in hand paid, CONVEYS and WARRANTS to

Mina Construction Co,

a Corporation of Illinois created and existing under and by virtue of the Laws of the State of Illinois, having its principal office at the following address 7089 Edgebrook Lane, Hanover Park, IL 60103, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See legal description attached hereto and incorporated herein.

SUBJECT TO: Covenants, conditions and restrictions of record, private and utility easements and roads and highways, general taxes for the year 2019 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year(s).

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

Permanent Index Number: 09-13-218-006-0000

Address of Real Estate: 7521 Lyons Street, Morton Grove, IL 60053

Dated this 27 day of August, 2019

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+ Peter Triantafillos
Peter Triantafillos, as Heir of the
Estate of Estelle Triantafillos, deceased

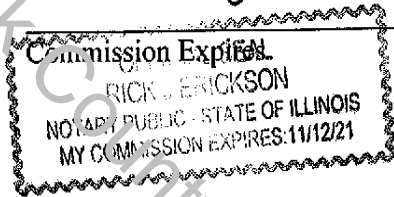
AS TO: Peter Triantafillos

State of Ill)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY, THAT Peter Triantafillos, as Heir of the Estate of Estelle Triantafillos 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 she signed, sealed and delivered the said instrument as her 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 27 of August, 2019

[Signature]
NOTARY PUBLIC



PROPERTY OF Cook County Clerk's Office

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* Alex Smulson
Alexis Smulson, as Heir of the
Estate of Estelle Triantafillos, deceased

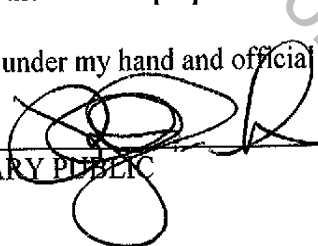
AS TO: Alexis Smulson

State of Ill)
County of Cook) SS.

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY, THAT Alex Smulson, as Heir of the Estate of Estelle Triantafillos 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 she signed, sealed and delivered the said instrument as her 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 27 of August, 2019

NOTARY PUBLIC



This instrument was prepared by:

Rick J. Erickson, Attorney at Law
716 Lee Street, Des Plaines, IL 60016

MAIL TO:

Ms. Nicole Kersten
Attorney at Law
1 N 141 County Farm Road, Suite 230
Winfield, IL 60190

SEND SUBSEQUENT TAX BILLS TO:

Mina Construction Co, an Illinois Corporation
7089 Edgebrook Ln.
Hanover Park, IL 60133-3746

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EXHIBIT A LEGAL DESCRIPTION

Property Address: 7521 Lyons Street, Morton Grove, IL 60053

Permanent Index Number(s): 09-13-218-006-0000

LOT 15 IN BLOCK M IN UNIT NO. 2, HARRIS PARK VISTA SUBDIVISION, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHEAST QUARTER AND PART OF THE NORTH 15 ACRES OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED MAY 27, 1955 AS DOCUMENT 16250935, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office