

UNOFFICIAL COPY

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196NW/62141PK

Doc#: 1933957075 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/05/2019 11:43 AM Pg: 1 of 2

WARRANTY DEED Illinois Statutory

Dec ID 20191101649063
ST/CO Stamp 0-337-557-856 ST Tax \$340.00 CO Tax \$170.00

Mail to:
Renee Meltzer Kalman, P.C.
100 North Clark St. Suite 1605
Chicago, Il. 60602

Name & Address of Taxpayer:
Vera J Brooks
Verna J Brooks
1320 Elgin Ave.
Forest Park, Il. 60130

RECORDER'S STAMP

The GRANTOR(S): **Niles Construction, LLC, a New Jersey Limited Liability Company** for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY AND WARRANT **Vera J Brooks, an unmarried woman and Verna J Brooks, an unmarried woman of the City of Chicago, County of Cook, State of Illinois as Joint Tenants** all interest in the following described land in the County of Cook, State of Illinois; to wit:

LOT 38 IN BLOCK 8 IN BRADISH AND MIZNER'S ADDITION TO RIVERSIDE, A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Subject to:

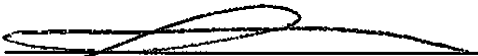
1. All general taxes and special assessments not yet due and payable at the time of closing.
2. Covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. THIS IS NOT HOMESTEAD PROPERTY

PIN: 15-24-208-009-0000

Property Address 1320 Elgin Ave Forest Park, Il. 60130

Dated November 20, 2019

 (seal) _____ (seal)
Shlomo Drebin manager of Niles Property Group, LLC
as sole member of Niles Construction LLC

VILLAGE OF
FOREST PARK
PROPERTY COMPLIANCE
No.

 7935
Approved/Date

UNOFFICIAL COPY

STATE OF New Jersey }
County of Bergen } ss

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT **Shlomo Drebin as Manager of Niles Property Group LLC as sole Member of Niles Construction LLC, a New Jersey Limited Liability Company** personally know to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 notarial seal, November 20, 2019

WITNESS my hand and official seal.

Signature 

My Commission Expires 10/13/21

(Seal)

MALKA FISCHMAN
NOTARY PUBLIC
STATE OF NEW JERSEY
ID # 50047678

Prepared by: MY COMMISSION EXPIRES OCT. 13, 2021

Elias Mantzavrakos, Esq
1699 Wall St. Suite 420
Mount Prospect, Il. 60056

County - Illinois Transfer Stamps Exempt under provisions of paragraph <u> </u> Section 31-45, Real Estate Transfer Tax Law Date: _____ _____ Buyer, Seller or Representative
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**This conveyance must contain the name and address of Grantee for tax billing purposes: Chap. 55 ILCS 5/3-5020) and name and address of the person preparing the instrument: (Chap. 55 ILCS 5/3-5022).