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Karen A. Yarbrough
Cook County Clerk
Date: 07/20/2021 09:03 AM Pg: 1 of 5

Dec ID 20210601684012
ST/CO Stamp 0-718-324-496 ST Tax \$20.00 CO Tax \$10.00

210092055/L 3/4
QUIT CLAIM DEED
Statutory (Illinois) 3/4

THE GRANTOR, Susan Frangella and the Estate of Steven L. Beal, of the City of Orland Park, County of Cook, State of Illinois, for and in consideration of TEN and no/100ths (\$10.00) Dollars and other good and valuable consideration in hand paid, **CONVEYS** and **QUIT CLAIMS** to **14400 S. Robey, LLC**, an Illinois limited liability company, having an address at 15700 Lathrop Avenue, Harvey, Illinois 60426, all of their respective interests in the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit:

See Legal Description Attached Hereto as Exhibit A


Subject to: all matters of any nature including without limitation, easements, encumbrances, liens, covenants, restrictions, rights of way, utility easements, laws, in each instance whether of record or not

Permanent Real Estate Index Number: 2907-118-002-0000

Address of Real Estate: 14400 South Robey Avenue, Dixmoor, Illinois 60426

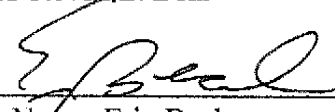
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Date: June 30, 2021.



Susan Frangella

Estate of Steven L. Beal

By: 

Name: Erin Beal
Title: Executor

Property of Cook County Clerk's Office

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This Instrument was prepared by:

Nixon Peabody LLP
70 West Madison
Suite 3500
Chicago, Illinois 60602
Attention: Gary I. Levenstein, Esq.

Mail Subsequent Tax Bills:

14400 S. Robey, LLC
15700 Lathrop Avenue
Harvey, Illinois 60426
Attention: Michael Goich

After Recording, to:

Fisher Cohen Waldman Shapiro, LLP
1247 Waukegan Road, Suite 100
Glenview, Illinois 60025
Attention: Joey Waldman, Esq.

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EXHIBIT A

LEGAL DESCRIPTION

THAT PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 7 SECTION OF THE INDIAN BOUNDARY LINE OF TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF 143RD STREET. AND SOUTHWESTERLY LINE OF RAILROAD AVENUE; THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF RAILROAD AVENUE 300.00 FEET MORE OR LESS TO THE WEST LINE OF MOYNE AVENUE; THENCE NORTHWESTERLY 444.27 FEET TO A POINT IN THE SOUTH LINE OF 143RD STREET, WHICH IS 175 FEET WEST OF THE INTERSECTION OF THE SOUTH LINE OF 143RD STREET AND THE SOUTHWESTERLY LINE OF RAILROAD AVENUE; THENCE EAST ALONG THE SOUTH LINE OF SAID 143 STREET 175 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PROPERTY INDEX NUMBER: 29-07-118-002-0000

COMMONLY KNOWN AS 14400 SOUTH ROBESY AVENUE, DIXMOOR, ILLINOIS 60426