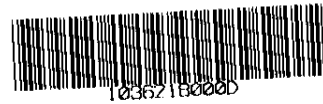


UNOFFICIAL COPY

1018399 1/2

WARRANTY DEED



Doc#: 1036218000 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/28/2010 01:48 PM Pg: 1 of 3

GRANTOR, **M&A BUILDERS & REMODELING, INC.**, an Illinois corporation, having offices in Park Ridge, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to **KENYA SANDERS**, an unmarried woman, presently residing in Chicago, Cook County, Illinois, the following described Real Estate situated in Cook County, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO,
INCORPORATED HEREIN BY REFERENCE AND MADE A PART HEREOF.

PIN: 20-27-209-014-0000 /

PROPERTY ADDRESS: 7245 S. Vernon Avenue, Chicago, Illinois 60610

SUBJECT TO: (1) General real estate taxes not due and payable at the time of closing. (2) Covenants, conditions and restrictions of record. (3) Public and utility easements and building lines. (4) Governmental taxes or assessments for improvements not yet completed.

This property is not subject to the Homestead Exemption Laws of the State of Illinois.
TO HAVE AND TO HOLD said real estate forever.

DATED this 23rd day of December, 2010

M&A Builders & Remodeling, Inc.
By: Andrzej Milanowski, President

Old Republic National Title Insurance Company
20 South Clark Street
Suite 2000
Chicago, IL 60603

STATE OF ILLINOIS, COUNTY OF COOK) SS: I, the undersigned, a notary public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that **Andrzej Milanowski**, 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 said instrument in the capacity as the President of the M&A Builders & Remodeling, Inc as his 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 23rd day of December, 2010



Prepared by: Loza Law Offices P.C., 2500 E. Devon Avenue, Road, Suite 200, Des Plaines, IL 60018.

Return to:
Kenya Sanders
7245 S. Vernon Avenue
Chicago, IL 60610

Send Subsequent Tax Bill To:
Kenya Sanders
7245 S. Vernon Avenue
Chicago, IL 60610

UNOFFICIAL COPY

City of Chicago
Dept. of Revenue

608044

12/28/2010 13:20
dr00370




Real Estate
Transfer
Stamp

\$2,362.50


Batch 2,240,085

Property of Cook County Clerk's Office

STATE TAX
STATE OF ILLINOIS

DEC. 28. 10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000061188

| |
|---------------------------------|
| REAL ESTATE TRANSFER TAX |
| 0022500 |
| FP 103037 |

COUNTY TAX
COOK COUNTY
REAL ESTATE TRANSACTION TAX

DEC. 28. 10
REVENUE STAMP

0000073476

| |
|---------------------------------|
| REAL ESTATE TRANSFER TAX |
| 0011250 |
| FP 103042 |

UNOFFICIAL COPY

ALTA COMMITMENT 2006

File No. 1018399
Associated File No:

EXHIBIT A

LOT 16, EXCEPT THE NORTH 33 FEET AND LOT 15, EXCEPT THE SOUTH 34 FEET THEREOF AND BLOCK ONE IN LEE BROTHERS ADDITION TO PARK MANOR, A SUBDIVISION ON OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 27 TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office