

Doc#: 1210750005 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 04/16/2012 09:18 AM Pg: 1 of 4

**SPECIAL WARRANTY DEED**

(Limited Liability Company to Individual)

THIS INDENTURE, made this 27, day of February 2012, by and between **CHICAGO REALTY GROUP, LLC** an Ohio limited liability company created and existing under and by virtue of the laws of the State of Ohio and duly authorized to transact business in the State of Ohio, party of the first part and **KAMILA MIKULA** of 6602 W. Montrose, Harwood Heights, party of the second part.

WITNESSETH, that the said party of the first part, for and in consideration of TEN AND NO/100THS (\$10.00) DOLLARS, and other good and valuable considerations, in hand paid by the party of the second part, receipt of which is hereby expressly acknowledged, and pursuant to the authority of the Members of said company, by these presents does hereby REMISE, RELEASE and CONVEY unto the party of the second part, and to his/her successors and/or assigns, forever, all of the following described real estate, individually, being situated in Cook County, Illinois, and legally described as follows, to-wit:

See Legal Description Attached as Exhibit "A"

Permanent Index No. :03-09-407-024  
Address of Real Estate: 1842 Chippewa Trail, Wheeling, IL 60090  
1482

Return to:  
182  
STS12-00516

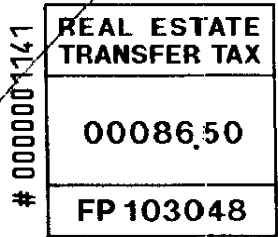
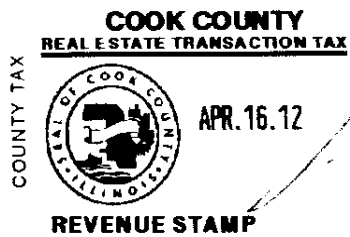
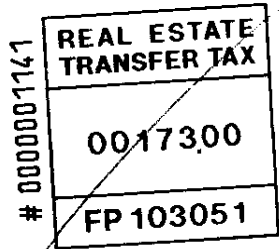
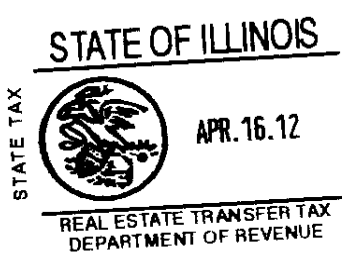
SUBJECT TO: General real estate taxes not due and payable at the time of closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the property.

Together with all hereditaments and appurtenances thereunto belonging, or appertaining thereto, and all reversions, remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, in and to the above described premises; TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her successors and/or assigns, forever.

Said party of the first part, for itself and its successors, does hereby represent, covenant, promise and agree, to and with said party of the second part, his/her successors and/or assigns, that it has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner, encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by through or under him, it WILL WARRANT AND FOREVER DEFEND.

DATED this 27 day of February 2012.

*[Signature]*  
MAX KANARSKY Managing Member of CHICAGO REALTY



# UNOFFICIAL COPY

State of Illinois )  
 ) ss.  
County of Cook )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, MAX KANARSKY Managing Member of CHICAGO REALTY GROUP, LLC and 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 the right of homestead.

Given under my hand and official seal, this 27 day of February, 2012.

Gauna Miodini  
Notary Public

This instrument was prepared by:  
Peter J. Janus, Jr.  
400 Skokie Blvd. Suite 380  
Northbrook, IL 60062

**MAIL TO:**  
HARTEL & SCHWITZLAND, P.C.  
625 W. Rollins Rd  
Round Lake Beach, IL 60073



GAUNA MIODINI  
Notary Public  
In and for the State of Ohio  
My Commission Expires  
February 18, 2013

**SEND SUBSEQUENT TAX BILLS TO:**

KAMILA MIKULA  
1842 Chippewa Trail  
Wheeling, IL 60090

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

LOT 21, EXCEPT THE NORTH 39.33 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) IN MALIBU UNIT NUMBER 1, BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-09-407-024-0000

Property of Cook County Clerk's Office



2 COMMUNITY BLVD  
 Wheeling, Illinois 60090  
 (847) 459-2600 • Fax (847) 459-9692

### VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 1482 CHIPPEWA TR. has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: *Carol Tress*

Name: Carol Tress

Title: Utility Billing and Revenue Collection Coordinator

Date: 2/24/2012