

# UNOFFICIAL COPY



**Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)**

131 Return to:  
PROPER TITLE, LLC  
400 Skokie Blvd Ste. 380  
Northbrook, IL 60062

Doc#: 1327356007 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/30/2013 09:31 AM Pg: 1 of 5

**THE GRANTOR(S)**

PT13-01723

Above Space for Recorder's use only

**T.A.L, INC., an Illinois Corporation**

created and existing under and by virtue of the laws of the State of ILLINOIS and duly authorized to transact business in the State of ILLINOIS for and in consideration of the sum of (\$10) TEN DOLLARS, in hand paid, and pursuant to authority given by the Board of DIRECTORS of said corporation, CONVEYS and WARRANTS to

**JOHN BITAKIS and NICK BITAKIS, 3348 N. NEW ENGLAND AVENUE, CHICAGO, IL 60634**

not In Tenancy in Common, but in **JOINT TENANCY**, the following described Real Estate situated in the County of COOK in the State of Illinois, to wit:

**UNIT NUMBER G-W IN 4115 S. HARLEM AVENUE CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:**

**LOT 31 (EXCEPT THE SOUTH 12 FEET THEREOF; AND ALL OF LOT 32 IN BLOCK 4 IN GOSS, JUDD AND SHERMAN'S FOREST MANOR, BEING A SUBDIVISION OF BLOCKS 32 AND 33 IN CIRCUIT COURT PARTITION IN SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPTING PART CONVEYED TO STATE OF ILLINOIS FOR THE USE OF THE DEPARTMENT OF PUBLIC WORKS AND BUILDINGS BY DEED RECORDED AS DOCUMENT 19511341), WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 9, 2008 AS DOCUMENT NUMBER 0800915086, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-6, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0800915086.**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, not in Tenancy in Common but in **JOINT TENANCY** forever.

Permanent Index Number (PIN): **19-06-111-050-1006**

Address(es) of Real Estate: **4115 SOUTH HARLEM AVENUE, UNIT GW, STICKNEY, ILLINOIS 60402**



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SUBJECT TO: covenants, conditions, and restrictions of record,

Document No.(s); and to General Taxes for 2013 and subsequent years.

In Witness Whereof, said Grantor has caused his name to be signed to these presents by its President, Leszek Tomczak, this 12<sup>th</sup> day of September, 2013.

T.A.L. INC., an Illinois Corporation



By: Leszek Tomczak  
Leszek Tomczak, *President*

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Leszek Tomczak personally known to me to be President of the corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President signed and delivered the said instrument pursuant to authority given by the Board of Directors of said corporation, as their free and voluntary act, and as the free and voluntary act and deed of corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 12<sup>th</sup> day of September, 2013.

Commission expires: 02-22-2016

Mary Doherty  
NOTARY PUBLIC

This instrument was prepared by: Patrick J. Doherty, 7836 West 103<sup>rd</sup> Street, Palos Hills, Illinois 60465

**MAIL TO:**  
JOHN BITAKIS  
4115 S HARLEM AVE Unit 6W  
STICKNEY IL 60402

**SEND SUBSEQUENT TAX BILLS TO:**  
JOHN BITAKIS and NICK BITAKIS  
4115 SOUTH HARLEM AVENUE, UNIT 6W  
STICKNEY, ILLINOIS 60402

**OR**

Recorder's Office Box No. \_\_\_\_\_

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"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

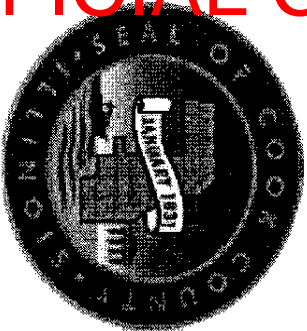
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

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**REAL ESTATE TRANSFER**

**09/13/2013**



**COOK**

**\$19.00**

**ILLINOIS:**

**\$38.00**

**TOTAL:**

**\$57.00**

**19-06-111-050-1006 | 20130901602965 | B96604**

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