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Doc#: 1417034074 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/19/2014 02:32 PM Pg: 1 of 4

NORTH AMERICAN TITLE COMPANY

14-00275K

WARRANTY DEED

The GRANTOR, ^{A married man} MURAD EISSA, the party of the first, in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE, ALEX LANGNICKEL, individually, of 205 E. Butterfield Road, Unit #142, Elmhurst, IL 60126 the party of the second, all interest in the following described Real Estate situated in the County of Cook in the State of IL, to wit:

Legal Description:

See attached legal description as Exhibit A

Address (es) of Real Estate:

5715 N. Kimball Ave., Unit 1N, Chicago, IL 60659

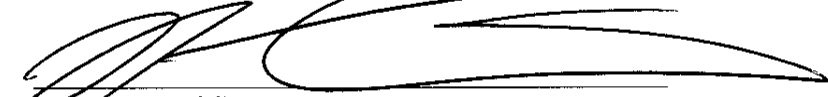
Permanent Real Estate Index Number(s):

13-02-421-041-1017

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her heirs and assigns forever. And the party of the first part does covenant, promise and agree, to and with the party of the second part, that it has not done or suffered to be done anything whereby the said 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 it, it WILL WARRANT AND DEFEND subject to

(i) general real estate taxes not yet due and payable at the time of the closing and thereafter; (ii) applicable zoning and building laws and ordinances; (iii) covenants, conditions, restrictions, easements and building lines of record; (iv) encroachments; (v) public and utility easements of record; (vi) drainages ditches, feeders and drain tile, pipe or other conduit; (vii) liens and matters of title over which the title insurance company is willing to insure and all other matters of record affecting the property, and (ix) acts done or suffered through the grantee.

Dated this 25 of Feb, 2014


MURAD EISSA

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STATE OF ILLINOIS)
)
 COUNTY OF COOK)

SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **MURAD EISSA**, personally known to me to be the same persons whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 15 day of Feb, 2014.

see attached loose certificate (Notary Public)

Prepared by:


Ioana Salajanu
 Bryce Downey Lenkov, LLC
 200 N. LaSalle, Suite 2700
 Chicago, IL 60606

Mail to:



*Ioana Salajanu
 200 N LaSalle, suite 2700
 Chicago IL 60606*

Name and Address of Taxpayer:

*Alex Langnickel
 205 E. Butterfield Rd, Unit 142
 Elmhurst, IL 60126*

REAL ESTATE TRANSFER TAX		19-Jun-2014
	CHICAGO:	300.00
	CTA:	120.00
	TOTAL:	420.00

13-02-421-041-1017 | 20140201604177 | 1-129-807-616

REAL ESTATE TRANSFER TAX		19-Jun-2014
 	COUNTY:	20.00
	ILLINOIS:	40.00
	TOTAL:	60.00

13-02-421-041-1017 | 20140201604177 | 1-062-928-128

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

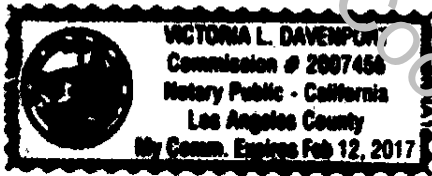
State of California

County of Los Angeles

On 2/25/14 before me, Victoria L. Davenport, Notary Public
Date Here Insert Name and Title of the Officer

personally appeared Murad Muhammad Eissa
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she/they~~ executed the same in his/~~her/their~~ authorized capacity(ies), and that by his/~~her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Victoria J. Davenport
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Warranty Deed

Document Date: _____ Number of Pages: 2

Signer(s) Other Than Named Above: None

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

Corporate Officer — Title(s): _____

Individual

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____

Corporate Officer — Title(s): _____

Individual

Partner — Limited General

Attorney in Fact

Trustee

Guardian or Conservator

Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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15826-14-00275K

Property Address: 5715 N. KIMBALL AVENUE, UNIT 1N
CHICAGO, IL 60659

Parcel I.D.: 13-02-421-041-1017

UNIT NO. 5715-1N IN KIMBALL COURTS CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

LOTS 21, 22, AND THE SOUTH HALF OF LOT 23 IN BLOCK 62 IN W. K. KAISER AND KAISER AND COMPANY'S BRYN MAWR AVENUE ADDITION TO ARCADIA TERRACE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHWEST 1/4 OF SECTION 1 AND THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 2, LYING WEST OF THE WESTERLY LINE OF THE RIGHT OF WAY OF THE NORTH SHORE CHANNEL OF SANITARY DISTRICT OF CHICAGO (EXCEPT STREETS HERETOFORE DEDICATED) IN TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'D' TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 12, 2007 AS DOCUMENT 0710210140, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office