

# UNOFFICIAL COPY



## WARRANTY DEED

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko & Kashuba LLC  
2338 W. Belmont Ave.  
Chicago, IL 60618

Doc#: 1425534016 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/12/2014 08:54 AM Pg: 1 of 2

THE GRANTOR, **ULTIMATE DEVELOPMENT AND MANAGEMENT, INC.**, a 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 TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, **CONVEYS and WARRANTS to THE GRANTEES, BENJAMIN JAMES ALTON and SUSAN BERNSTEIN**, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 41 IN BLOCK 3 IN CARTER'S ADDITION TO MAPLEWOOD, BEING A SUBDIVISION OF SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-25-228-007-0000

Address of Real Estate: 2843 N. Maplewood Ave., Chicago, IL 60618

SUBJECT TO: general real estate taxes for the year 2014 and subsequent years; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantees.

TO HAVE AND TO HOLD said premises, not as joint tenants or tenants in common but as tenants by the entirety, forever.

Dated this 8<sup>th</sup> day of September, 2014.

ULTIMATE DEVELOPMENT AND MANAGEMENT, INC.

By:   
Aleksandr Kaganer, President

STATE OF ILLINOIS )  
                                  ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that Aleksandr Kaganer, the President of Ultimate Development and Management, personally

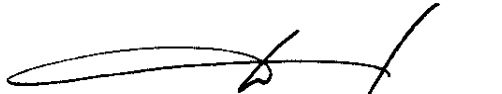
AMP  
A14-1591

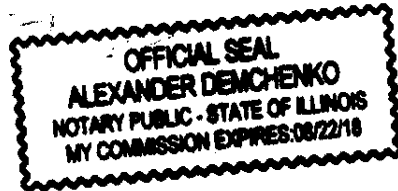
2


# UNOFFICIAL COPY



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 as such President, he signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8<sup>th</sup> day of September, 2014.

  
\_\_\_\_\_  
Notary Public



REAL ESTATE TRANSFER TAX		11-Sep-2014
	CHICAGO:	4,500.00
	CTA:	1,800.00
	TOTAL:	6,300.00
13-25-228-007-0000   20140901628451   2-145-633-408		

REAL ESTATE TRANSFER TAX		11-Sep-2014
	COUNTY:	300.00
	ILLINOIS:	600.00
	TOTAL:	900.00
13-25-228-007-0000   20140901628451   0-653-599-872		

**AFTER RECORDING, MAIL TO:**

Lisa J. Saul, Esq.  
24 West Erie #4A  
CHICAGO IL 60654

**SEND SUBSEQUENT TAX BILLS TO:**

Ben<sup>son</sup> Alton & Susan Bernstein  
2743 N. Maplewood Avenue  
CHICAGO, IL 60618