

UNOFFICIAL COPY



WARRANTY DEED

This instrument was prepared by:

Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
2338 W. Belmont Ave.
Chicago, IL 60618

Doc#: 1503634009 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/05/2015 08:52 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 on hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to THE GRANTEES, WALTER PECKAT III and HEIDI HAGEMAN, 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 73 IN BLOCK 7 IN WISNEES SUBDIVISION OF BLOCKS 11 AND ¹² IN BRANDS SUBDIVISION OF THE NORTHEAST ¹² 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-26-216-008-0000

Address of Real Estate: 3021 N. Allen Ave., Chicago, Illinois 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 28th day of January, 2015.

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, Inc., personally known to me to be the same person whose name is subscribed to the foregoing instrument,

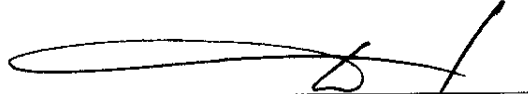
A14-2495 KMK

2

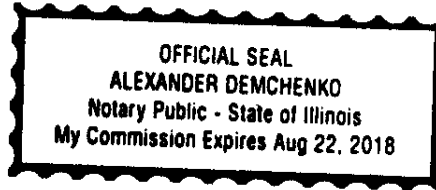
UNOFFICIAL COPY

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 28th day of January, 2015.





Notary Public



Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX		04-Feb-2015
	CHICAGO:	4,012.50
	CTA:	1,605.00
	TOTAL:	5,617.50
13-26-216-008-0000 20150101659603		0-490-614-400

REAL ESTATE TRANSFER TAX		04-Feb-2015
	COUNTY:	267.50
	ILLINOIS:	535.00
	TOTAL:	802.50
13-26-216-008-0000 20150101659603		1-084-886-656

AFTER RECORDING, MAIL TO:

Hageman
Walter Peckert III / Heidi Peckert
3027 N. Allen Ave
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

A14-2495 KMK