

# UNOFFICIAL COPY

A15-0561 AV

## WARRANTY DEED



Doc#: 1509118015 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/01/2015 08:43 AM Pg: 1 of 3

THE GRANTOR(S), JANUSZ GALDYN, a married man, of the City of Burbank, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CONVEY and WARRANT to

**PRAETORIAN CAPITAL LLC**

the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

### SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: General real estate taxes not yet due and payable at the time of closing; building lines and building laws and ordinances; use or occupancy restrictions, conditions and covenants of record; condominium declarations and by-laws, if any, zoning laws and ordinances which conform to the present usage of the premises; public and utility easements which serve the premises; and public road and highways, if any. hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

**Real Estate Index Number(s):** 13-09-101-029-0000

**Property Address:** 5534 N. LINDER AVE  
CHICAGO IL 60630

THIS IS NOT HOMESTEAD PROPERTY FOR SPOUSE.

DATED this 25 day of March, 2015.

3

[Signature] (SEAL) \_\_\_\_\_ (SEAL)  
JANUSZ GALDYN  
\_\_\_\_\_  
(SEAL) \_\_\_\_\_ (SEAL)

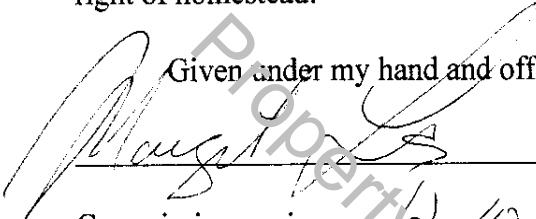
CCRD REVIEWER [Signature]

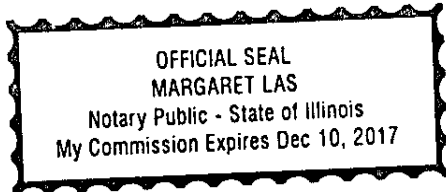
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State of IL )  
 ) SS  
 County of Cook )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JANUSZ GALDYN 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 acknowledged that they signed, sealed, and delivered said instrument as their 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 25 day of March, 2015.

  
 \_\_\_\_\_  
 Commission expires 12-10, 2017



This instrument was prepared by: Law Offices of Margaret M. Las, P.C., 7630 S County Ln Rd #3A Burr Ridge IL 60527.

**MAIL TO:**

Proaction Capital LLC  
1430 S. Dixie Highway, Ste 300  
Coral Gables, FL 33146

**SUBSEQUENT TAX BILLS TO:**

SAME

**REAL ESTATE TRANSFER TAX** 31-Mar-2015



<b>CHICAGO:</b>	1,545.00
<b>CTA:</b>	618.00
<b>TOTAL:</b>	2,163.00

13-09-101-029-0000 | 20150301672536 | 1-290-234-240

**REAL ESTATE TRANSFER TAX** 31-Mar-2015



<b>COUNTY:</b>	103.00
<b>ILLINOIS:</b>	206.00
<b>TOTAL:</b>	309.00

13-09-101-029-0000 | 20150301672536 | 1-758-161-280

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## LEGAL DESCRIPTION

LOT 41 OF BRITIGAN'S ELSTON AVENUE RESUBDIVISION OF LOTS 1 TO 5 IN THE CIRCUIT COURT PARTITION OF THE NORTHWEST 1/2 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING BETWEEN MILWAUKEE AVENUE AND ELSTON AVENUE AND LOT 2 IN THE SUBDIVISION OF THE SOUTHEAST 1/4 OF SAID 1/4 SECTION IN COOK COUNTY, ILLINOIS.

5534 N Linder Ave  
Chicago IL 60630

PIN 1: 13-09-101-029-0000

Property of Cook County Clerk's Office