

UNOFFICIAL COPY

Doc#: 1530808054 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/04/2015 09:37 AM Pg: 1 of 3

Dec ID 20151001639574
ST/CO Stamp 1-871-638-592 ST Tax \$75.00 CO Tax \$37.50

**WARRANTY DEED
ILLINOIS STATUTORY
(Corporation to Individual)**

PREPARED BY:
Law Office of Fedor Kozlov, P.C.
1990 E. Algonquin Rd., Ste #230
Schaumburg, IL 60173

MAIL TAX BILL TO:
Biju John
5916 Madison
Morton Grove, IL 60053

MAIL RECORDED DEED TO:
Biju John
5916 Madison
Morton Grove, IL 60053

FIDELITY NATIONAL TITLE

SC15030241 2015

THE GRANTOR(S), Vertex RE, Inc., an Illinois Corporation duly organized and existing under and by virtue of the laws and duly authorized to transact business in the State where the following described real estate is located, by Nataliya Ozadovska, President and sole shareholder of the said Corporation, of the City of Lake Villa, County of Lake, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Biju John and Valsamma John, a married couple, of Village of Morton Grove, County of Cook, State of Illinois, all rights, title, and interest in the following described real estate situated in the County of Cook, State of Illinois.

* AS JOINT TENANTS

Grantor(s) warrants that the title is good, indefeasible in fee simple and free and clear of encumbrances except SUBJECT TO RESTRICTIONS, RESERVATIONS, EASEMENTS, CONDITIONS, COVENANTS AND PUBLIC OR PRIVATE RIGHTS OF RECORD.

The following described real estate to-wit:

For the premises commonly known as: 9631 Brandy Court, # 12, Des Plaines, IL 60016

LEGAL DESCRIPTION:

PARCEL 1: UNIT 9631-12 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BRANDY COURT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0021189613, IN THE WEST 1/2 SOUTHWEST 1/4 OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SHOWN ON THE PLAT OF SURVEY RECORDED NOVEMBER 13, 1969 AS DOCUMENT 21011624 AND AS CREATED BY GRANT FROM INVESTMENT BUILDERS, INC., A CORPORATION OF ILLINOIS, TO UNION NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 11031 DATED

①

(legal continued on pg 3)

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General Warranty Deed

ILLINOIS

Above Space for Recorder's Use Only

See Page 1

THE GRANTOR(s) Vertex RE, Inc., of the City of Lake Villa, County of Lake, State of Illinois for and in consideration of TEN and 00/100 DOLLARS, and other good and valuable considerations in hand paid, CONVEY(s) and WARRANT(s) to *(Name and Address of Grantee-s)* John Biju as Tenants by the Entirety of 9631 Brandy Court, Unit 12, Des Plaines, IL 60016 the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for and subsequent years, Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): **09-11-300-075-1024**



Address(es) of Real Estate: **9631 Brandy Court, Unit 12, Des Plaines, IL 60016**

The date of this deed of conveyance is 10/28/2015.

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her(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

<i>(Amount Sent Usual)</i>		
REAL ESTATE TRANSFER TAX		30-Oct-2015
	COUNTY:	37.50
	ILLINOIS:	75.00
	TOTAL:	112.50

09-11-300-075-1024 | 20151001639574 | 1-871-638-592

Notary Public

②

Property not located in the corporate limits of the City of Des Plaines. Deed or instrument not subject to transfer tax.

Eve [Signature] 10/28/15

City of Des Plaines

