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FIRST AMERICAN TITLE

FILE # 2669041



First American Title Insurance Company



Doc#: **1534842040** Fee: **\$42.00**
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/14/2015 11:15 AM Pg: 1 of 3

WARRANTY DEED
ILLINOIS STATUTORY
Individual

Property of Cook County Clerk's Office

THE GRANTOR(S) PAUL A. MIKOS, a married man, of the City of Miami Beach, County of Dade, State of Florida for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to INDEPENDENCE PROPERTIES LLC of 675 Lakeview Pkwy, Ste 6152, Vernon Hills, IL 60061 of the County of Lake, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois to wit:

See Exhibit "A" attached hereto and made a part hereof

THIS IS NOT HOMESTEAD PROPERTY

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 13-24-303-026-0000
Address(es) of Real Estate: 3542 N. Whipple Street, Chicago, IL 60618

Dated this 30 day of SEP, 20 15

PAUL A. MIKOS

REAL ESTATE TRANSFER TAX		07-Dec-2015
	CHICAGO:	2,343.75
	CTA:	937.50
	TOTAL:	3,281.25

13-24-303-026-0000 | 20151101647266 | 0-848-249-920

REAL ESTATE TRANSFER TAX		07-Dec-2015
	COUNTY:	156.25
	ILLINOIS:	312.50
	TOTAL:	468.75

13-24-303-026-0000 | 20151101647266 | 2-004-141-120

Warranty Deed - Individual

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FLORIDA
STATE OF ILLINOIS, COUNTY OF DADE ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT PAUL A. MIKOS, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the 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 30 day of Sept, 20 15.



Melissa Parker (Notary Public)

Prepared by:
Saul Ramirez
Law Office of Saul Ramirez
28 N. Grove Ave., Suite 100
Elgin, IL 60120

Mail to:
Corey B. Stern
CHITKOWSKI LAW OFFICES
801 Warrenville Rd., Suite 620
Lisle, IL 60522

Name and Address of Taxpayer:
Independence Properties LLC
675 Lakeview Pkwy, Ste 6152
Vernon Hills, IL 60061-7939

CLERK'S OFFICE OF COOK COUNTY

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Exhibit "A" – Legal Description

THE NORTH 33-1/3 FEET OF LOT 24 IN BLOCK 2 IN JOSEPH BICKERDIKE'S THIRD SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

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