

UNOFFICIAL COPY



WARRANTY DEED

Corporation to Individual
(Tenancy in Common)

Doc#: 1603350011 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/02/2016 07:06 AM Pg: 1 of 2

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1/2

This agreement, made this 13th day of January, 2016, between **Synergy Capital Group, 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, party of the first part, and **Jimmie V. Mitchell and Joann Thompson Mitchell**

party of the second part WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, as **TENANTS IN THE ENTIRETY** forever, all the following described real estate, situated and described as follows, to wit
LOT 4 AND THE EAST 2-1/2 FEET OF LOT 5 IN BLOCK 1 IN KELSE AND SCHELLENBERG'S SUBDIVISION OF THE NORTH 6 1/3 ACRES OF THE WEST 7 1/3 ACRES OF THE SOUTH 25 ACRES OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT RAILROAD LANDS) IN COOK COUNTY, ILLINOIS.


COMMONLY KNOWN AS: 224 E. 90th St., Chicago, IL 60619

PIN: 25-03-119-026-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2016 and subsequent years.



Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns as **TENANTS IN COMMON** forever.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attest by its Secretary, the day and year first above written.

| REAL ESTATE TRANSFER TAX | | 01-Feb-2016 |
|---|----------|-------------|
|  | CHICAGO: | 1,125.00 |
| | CTA: | 450.00 |
| | TOTAL: | 1,575.00 * |

25-03-119-026-0000 | 20160101664820 | 0-256-479-808

* Total does not include any applicable penalty or interest due.

| REAL ESTATE TRANSFER TAX | | 01-Feb-2016 |
|---|-----------|-------------|
|  | COUNTY: | 75.00 |
|  | ILLINOIS: | 150.00 |
| | TOTAL: | 225.00 |

25-03-119-026-0000 | 20160101664820 | 0-544-580-160

UNOFFICIAL COPY

Synergy Capital Group, Inc.

Name of Corp.

By: [Signature]
Its President

Attest: [Signature]
Its Secretary

STATE OF ILLINOIS

COUNTY OF Cook) SS

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Borys Gozdecki**, personally known to me to be the President of **Synergy Capital Group, Inc.**, an Illinois Corporation, and Borys Gozdecki, personally known to me to be the Secretary of said corporation, and 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 severally acknowledged that as such President and Secretary, they signed, sealed 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 their 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 13 day of **January, 2016**

Commission expires 06/13, 2019

[Signature]
NOTARY PUBLIC

This instrument prepared by : Law Offices of Mark Sciblo, P.C.
5945 N. Elston Ave., Chicago, IL 60646
Tel.: 773-775-5050
Fax 773-775-5115



SEND SUBSEQUENT

MAIL TO:

TAX BILLS TO:

JIMMIE L. MITCHELL

same

224 E. 90TH ST.

CHICAGO, IL 60619

Recorder's Office Box No. _____