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WARRANTY DEED (Illinois)

THIS DEED is made as of the 5 day of May, 2016, by and between

MICHAEL C. BATKA and VICTORIA FAIR
BATKA, Husband and Wife

("Grantor," whether one or more),

and

YEN-LAI MITTSKUS

("Grantee," whether one or more).

Doc#: 1618956184 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/07/2016 12:35 PM Pg: 1 of 2

Dec ID 20160501605681
ST/CO Stamp 0-147-286-336 ST Tax \$230.00 CO Tax \$115.00
City Stamp 1-638-328-640 City Tax: \$2,415.00

VIDE
INCORPORATION
850 W. JACKSON BLVD., SUITE 920
CHICAGO, IL 60607

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten Dollars and 00/100 (\$10.00), in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does WARRANT, COVENANT, AND CONVEY unto the Grantee, and to their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

UNIT 205 AND G-4 IN THE FRANCISCO CONDOMINIUMS AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: LOT 29, IN BLOCK 15, IN ROSE PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOTS 1 TO 5 IN RESUBDIVISION OF LOTS 24 TO 28, IN BLOCK 15, IN ROSE PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0407827021, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

COMMONLY KNOWN AS: 4011 N. FRANCISCO AVE., UNITS 205 & G-4, CHICAGO, IL 60618

PARCEL INDEX NUMBER (PIN): 13-13-330-031-1016 / 13-13-330-031-1061 (VOL: 335)

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainder, rents issues and profits hereof, and all the estate, right, title, interest, claim or demand whatsoever, of the Grantor, 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 Grantee, his heirs and assigns forever.

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And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: Covenants, conditions, restrictions of record, public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2014 and subsequent years.

COMMONLY KNOWN AS: 4011 N. FRANCISCO AVE., UNITS 205 & G-4, CHICAGO, IL 60618

PARCEL INDEX NUMBER (PIN): 13-13-330-031-1016 / 13-13-330-031-1061 (VOL: 335)

IN WITNESS WHEREOF, said Grantor has caused its signature to be hereto affixed, and has caused its name to be signed to these presents, this 5 day of May, 2016.

[Signature]
MICHAEL C. BATKA

[Signature]
VICTORIA FAIR BATKA

Prepared by: Rosenthal Law Group, LLC 3700 W Devon Ave, Lincolnwood, IL 60712

MAIL TO:

Yen-Lai Mittskus
3624 W. Vermelia Ave.
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

YEN-LAI MITTSKUS
Yen-Lai Mittskus
3624 W. Vermelia Ave.
Chicago IL 60618

OR

RECORDER'S OFFICE BOX NO. _____

State of Mass)
County of Norfolk) SS

I, the undersigned, a Notary Public in and for said County and State, do hereby certify that MICHAEL C. BATKA and VICTORIA FAIR BATKA, is/are 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 they signed, sealed and delivered said instrument as their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 5th day of May, 2016.

Notary Public [Signature]

My Commission Expires: Oct 28, 2022

