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WARRANTY DEED
STATUTORY (ILLINOIS)



Doc# 1700504006 Fee \$42.00
RHSP FEE: \$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 01/05/2017 09:19 AM PG: 1 OF 3

Date of this (THE ABOVE SPACE RESERVED FOR THE RECORDER OF DEEDS)

conveyance
12/16/16

The GRANTORS, David Baratka and Derin Baratka, Husband and Wife, of the County of Cook, State of Illinois, for and in consideration of ten dollars (\$10.00) and other good and valuable consideration in hand paid, convey and warrant to the Grantee:

Jason Taylor & Julie Taylor, as Tenants by the Entirety

The following described real estate:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Tax Index Number: 11-32-310-027-0000
Property Commonly Known As: 6624 N. Newgard Ave, Chicago, IL 60626

- SUBJECT TO:
- (a) general real estate taxes not due and payable at the time of closing;
 - (b) applicable zoning and building laws and ordinances;
 - (c) covenants, conditions, restrictions, encroachments and easements of record none of which shall in any way affect the use and occupancy of the Purchased residence;
 - (d) acts done or suffered by Grantees or anyone claiming through Grantees;
 - (e) utility easements, ~~whether recorded or unrecorded,~~ ^{that are}
 - (f) liens and other matters of title over which the Title Insurer is willing to insure over at no cost to the Purchaser.

S 1/3
P 3
S N
SC 1
INT 1

TO HAVE AND TO HOLD THE SAME UNTO THE Grantees as aforesaid and to the proper use and benefit of Grantees forever.

Dated:

David Baratka

Derin Baratka

FIDELITY NATIONAL TITLE Ch116038779

1 of 2

BOX 15

REAL ESTATE TRANSFER TAX	21-Dec-2016
	CHICAGO: 3,206.25
	CTA: 1,282.50
	TOTAL: 4,488.75 *

11-32-310-027-0000 | 20161201693400 | 1-626-421-440

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

REAL ESTATE TRANSFER TAX	21-Dec-2016
	COUNTY: 213.75
	ILLINOIS: 427.50
	TOTAL: 641.25

11-32-310-027-0000 | 20161201693400 | 0-284-244-160

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, Stacy Ford a notary public in and for and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that **David Baratka and Derin Baratka** are 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 the said instrument as there free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 12 day of December 2016

Stacy M. Ford
Notary Public

Mail tax bill to:

Jason Taylor & Julie Taylor
6624 N. Newgard Ave,
Chicago, IL 60626

Mail recorded deed to:

Michael Durlacher, Esq
1837 Larkin Ave
Elgin IL 60123

Prepared By:

Craig Bizar
Bizar & Doyle, LLC
123 W. Madison, Ste 205
Chicago, IL 60602



Property of Cook County Clerk's Office

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EXHIBIT "A" Legal Description

LOT 2 IN RESUBDIVISION OF LOTS 7-10, 15, 16 AND 14 (EXCEPT THE SOUTH 3 FEET) OF BLOCK 2 IN SUBDIVISION OF LOTS 3 AND 4 IN L.C. PAINE FREER'S (RECEIVER) SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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