

# UNOFFICIAL COPY

Doc#: 1701349289 Fee: \$58.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/13/2017 01:18 PM Pg: 1 of 6

## WARRANTY DEED

40029407  
(1/1)

GIT

Dec ID 20161201698425  
ST/CO Stamp 0-862-086-336 ST Tax \$502.00 CO Tax \$251.00  
City Stamp 1-483-056-320 City Tax: \$5,271.00

(ABOVE SPACE FOR RECORDER'S USE ONLY)

WITNESSETH, that the Grantors, Derrick Wlodarz, a single male from Park Ridge, IL, as Administrator for the Estate of Thomas Wlodarz which has a probate estate in the Circuit Court of Cook County, IL under case number 2016 P 3888, Helen Skubis, a single female from Necedah, WI, and Gina Silver, a married female from Encinitas, CA, together with the estate of Thomas Wlodarz encompass all of the heirs at law and devisees of John Wlodarz, in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the Grantee, the receipt of which is acknowledged, hereby does REMISE, RELEASE, ALIEN, AND CONVEY to Grantees 2141 Moffat, LLC, an Illinois Limited Liability Company, all of the following described real estate, situated and described as follows to Wit:

LOT 12 IN BLOCK 17 IN PIERCE'S ADDITION TO HOLSTEIN, A SUBDIVISION OF THE NORTH ½ OF THE SOUTHWEST ¼ AND PART OF THE SOUTH ½ OF THE SOUTHWEST ¼ SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 2141 W. Moffat, Chicago, IL 60647

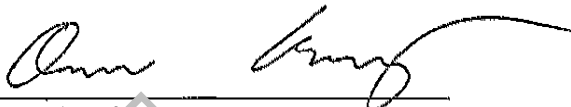
Permanent Index Number: 14-31-316-011-0000



SUBJECT TO: Covenants, conditions, and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes for 2016 and subsequent years, and proceedings pending in the Circuit Court of Cook County, Case Number 15M1401239.

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

Dated: 4 Day of JANUARY, 2017.

  
Derrick Wlodarz  
Administrator for the  
Estate of Thomas Wlodarz


REAL ESTATE TRANSFER TAX		06-Jan-2017
	COUNTY:	251.00
	ILLINOIS:	502.00
	TOTAL:	753.00
14-31-316-011-0000   20161201698425   0-862-086-336		

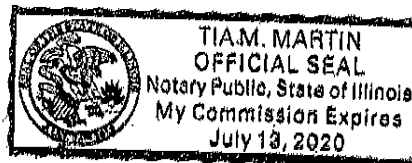
STATE OF ILLINOIS )  
) SS  
COUNTY OF COOK )

REAL ESTATE TRANSFER TAX		06-Jan-2017
	CHICAGO:	3,765.00
	CTA:	1,506.00
	TOTAL:	5,271.00 *
4-31-316-011-0000   20161201698425   1-483-056-320		
* Total does not include any applicable penalty or interest due.		

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Derrick Wlodarz is personally known to me to be the same persons whose names are subscribed on 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.

Given under my hand and notarial seal this 4 day of Jan, 2017.

  
Notary Public



# UNOFFICIAL COPY

Dated: 30 Day of Dec., 2016.

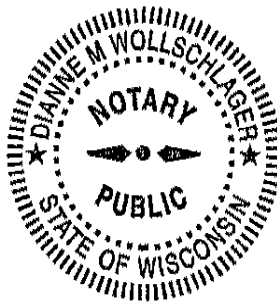
Helen Skubis  
Helen Skubis

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 Helen Skubis is personally known to me to be the same persons whose names are subscribed on 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.

Given under my hand and notarial seal this 30<sup>th</sup> day of December, 2016.

[Signature]  
Notary Public



Dated: 30<sup>th</sup> Day of December, 2016.

# UNOFFICIAL COPY

Dated: 31 Day of 12, 2016.

Gina Silver  
Gina Silver

STATE OF )  
                  ) SS  
COUNTY OF )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Gina Silver is personally known to me to be the same persons whose names are subscribed on 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.

Given under my hand and notarial seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public

**See Attached  
CA Notary Document**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of SAN DIEGO }

On DEC 31, 2016 before me, DAVID M. LYON, NOTARY PUBLIC  
(Here insert name and title of the officer)

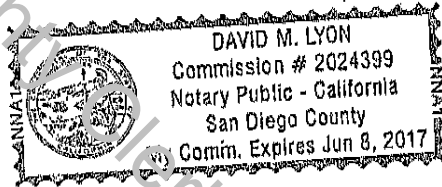
personally appeared GINA SILVER  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*[Handwritten Signature]*  
Notary Public Signature

(Notary Public Seal)



### ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages \_\_\_\_\_ Document Date \_\_\_\_\_

### CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other \_\_\_\_\_

### INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
- Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
- Indicate title or type of attached document, number of pages and date.
- Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.

# UNOFFICIAL COPY

**Prepared By:**

Peter C. Markos  
Chicagoland Law Group PC  
5636 W. Fullerton Ave.,  
Chicago, IL 60639  
Attorney or Donna Rice

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**Mail To:**

2141 Moffat, LLC,  
an Illinois Limited Liability Company  
2141 W. Moffat, 2135 W. Moffat  
Chicago, IL 60647

**With a Copy To:**

Jay Mittelstead, Esq.  
1 N Franklin St # 650, 135 S. LaSalle Street  
Chicago, IL 60606 Suite 2135  
Chicago, IL 60603

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**Name and Address of Taxpayer:**

2141 Moffat, LLC,  
an Illinois Limited Liability Company  
2141 W. Moffat,  
Chicago, IL 60647

County Clerk's Office