

UNOFFICIAL COPY

WARRANTY DEED

ILLINOIS STATUTORY



Doc# 1705510097 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/24/2017 11:53 AM PG: 1 OF 2

17W SASA 26189 LP Dale

THE GRANTOR, Janina Maciuba, a widow, of the City of Chicago and State of Illinois, for and in consideration of the sum of TEN AND NO/100 DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, CONVEYS and WARRANTS to the GRANTEE, Magnum Homes, LLC, an Illinois limited liability company, 9654 W. 131st Street, Suite 331, Palos Park, Illinois 60464, all interest in the following described real estate situated in the County of Cook and State of Illinois, to wit:

Lot 39 in Block 3 in Britton Land Company's Subdivision of the North 15.98 acres of the West 1/2 of the Northwest 1/4 of the Northwest 1/4 of Section 21, Township 40 North, Range 13 East of the Third Principal Meridian, except that part described as follows: Commencing at a point in the South line of Irving Park Boulevard 180 feet East of the East line of North Central Avenue; thence South parallel to the East line of North Central Avenue 108 feet; thence East 75 feet; thence North 108 feet; thence West 75 feet to the Place of Beginning in Cook County, Illinois.

Common Address: 5540 W. Berenice Avenue, Chicago, Illinois 60641
Permanent Index No. 13-21-108-027-0000

SUBJECT TO: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; 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.

REAL ESTATE TRANSFER TAX 23-Feb-2017



COUNTY: 120.50
ILLINOIS: 241.00
TOTAL: 361.50

13-21-108-027-0000 | 20170201614947 | 1-849-160-896

Janina Maciuba
Janina Maciuba

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Page 1 of Warranty Deed

Sale of 5540 W. Berenice Avenue, Chicago, Illinois 60641

REAL ESTATE TRANSFER TAX 23-Feb-2017



CHICAGO: 1,807.50
CTA: 723.00
TOTAL: 2,530.50 *

13-21-108-027-0000 | 20170201614947 | 1-938-535-104

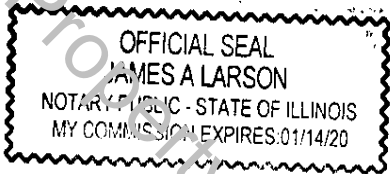
* Total does not include any applicable penalty or interest due.

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STATE OF ILLINOIS)
)
 COUNTY OF COOK) §§

The undersigned, a Notary Public in and for said County, in the State aforesaid, does hereby certify that the above-named Janina Maciuba, personally known to me to be the same person who subscribed to the foregoing instrument, personally appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act for the uses and purposes therein set forth.

Given under my hand and official seal, this 17th day of February, 2017.



James A. Larson

 Notary Public

 Prepared by: James A. Larson, Esq.
 Larson & Associates, P.C.
 230 W. Monroe – Suite 2220
 Chicago, Illinois 60606

 Mail to: John E. Lovstrand, Esq.
 John E. Lovstrand, P.C.
 30 Green Bay Road
 Winnetka, Illinois 60093

 Send Tax Magnum Homes, LLC
 Bills to: 9654 W. 131st Street – Suite 331
 Palos Park, Illinois 60464
