



17060290960

WARRANTY DEED

Corporation to Individuals
Joint Tenancy

Doc# 1706029096 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/01/2017 04:33 PM PG: 1 OF 2

This agreement, made this 24th day of February 2017, between T B CONSTRUCTION, 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

JAMES NELLES,
Unmarried person

*2737 N. Southport Ave #3
Chicago, IL 60614*

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 unto the party of the second part and to his heirs and assigns, FOREVER, all the following described real estate, situated and described as follows to wit:

LOT 43 IN BLOCK 2 IN COLLINS AND GAUNTLETT'S EDISON PARK HIGHLANDS, BEING A SUBDIVISION OF PART OF BLOCK 12 IN THE TOWN OF CANFIELD IN THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-36-315-002-0000

Property Address: 6555 N. Oxford Ave, Chicago, IL 60631

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.

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.

[Signature]
T B CONSTRUCTION, INC.

REAL ESTATE TRANSFER TAX

01-Mar-2017



CHICAGO: 5,505.00

CTA: 2,202.00

TOTAL: 7,707.00 *

09-36-315-002-0000 | 20170201614510 | 0-437-703-360

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

[Handwritten mark]

UNOFFICIAL COPY

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 Tadeusz Bugaj personally known to me to be the president of T B Construction, Inc., a Illinois Corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such President he 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 24th day of Feb, 2017

Commission expires 03/12, 2017 Urszula Topolewicz
NOTARY PUBLIC





This instrument prepared by Steven M. Shaykin, 6444 N. Milwaukee Ave, Chicago, IL 60631

MAIL TO:

SEND SUBSEQUENT TAX BILLS TO:

James Nelles
6555 N. Oxford Ave
Chicago, IL 60631

James Nelles
6555 N. Oxford Ave
Chicago, IL 60631

REAL ESTATE TRANSFER TAX		02-Mar-2017
	COUNTY	367.00
	ILLINOIS	734.00
TOTAL		1,101.00
09-36-315-002-0000 20170201614510 3-2017-204-288		