

# UNOFFICIAL COPY



Doc# 1709012058 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/31/2017 01:27 PM PG: 1 OF 3

## WARRANTY DEED Statutory (ILLINOIS)

MAIL TO: Theresa Dickert  
5026 N. Keeler Ave  
Chicago IL 60630

TAX BILL TO: Theresa Dickert  
5026 N. Keeler Ave  
Chicago IL 60630

THE GRANTOR(S): Site Pros 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, for and in consideration of Ten and No/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid CONVEYS and WARRANTS to Theresa Dickert and Christopher Hubert, married to each other, of 5026 N. Keeler Ave., City of Chicago, County of Cook, State of Illinois, not as tenants in common, not as joint tenants, but as tenants by entirety, the following described Real Estates situated in the County of Cook, State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

SUBJECT TO: General taxes for the 2<sup>nd</sup> installment of 2016 and subsequent years and (a) general real estate tax not due and payable at the time of closing; (b) building lines and building laws and ordinances, use or occupancy restrictions, conditions and covenants of record; (c) zoning laws and ordinances which conform to the present usage of the premises; (d) public and utility easements which serve the premises; (e) public roads and highways; (f) party wall rights and agreements, if any; and (g) limitations and conditions imposed by the Illinois Condominium Property Act and condominium declaration, if applicable.

PERMANENT INDEX NUMBER: 13-10-408-030-0000

PROPERTY ADDRESS: 5026 N. Keeler Ave., Chicago, IL 60630

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

DATED THIS 27<sup>th</sup> DAY OF March, 2017

Karolina Babkowska  
Karolina Babkowska, as President of Site Pros Inc.

# AT 17050

1 of 2

After recording mail to:  
Altima Title, LLC.  
6444 N. Milwaukee Ave.  
Chicago, IL 60631  
Ph. 312-651-6070

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I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY that **Karolina Babkowska**, is personally known to me to be a duly authorized agent of Site Pros Inc., and the same person whose name is subscribed to the foregoing instrument, 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, including the release and waiver of the right of homestead.

Given under my hand and official seal this 27<sup>th</sup> Day of March, 2017.


Commission expires 3-2-18.



  
NOTARY PUBLIC



Prepared by:

*Alieja M. Sroka*  
*Alieja M. Sroka & Associates, P.C*  
*Attorney at Law*  
7742 W Higgins Rd., #C102, Chicago, IL 60631

REAL ESTATE TRANSFER TAX		29-Mar-2017
	CHICAGO:	5,137.50
	CTA:	2,055.00
	TOTAL:	7,192.50 *
13-10-408-030-0000   20170301630219   0-962-968-256		

REAL ESTATE TRANSFER TAX		31-Mar-2017
	COUNTY:	342.50
	ILLINOIS:	685.00
	TOTAL:	1,027.50
13-10-408-030-0000   20170301630219   1-905-205-952		

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

Property of Cook County Clerk's Office

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ALTA COMMITMENT 2006

File No. AT17050  
Associated File No:

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**EXHIBIT A**

LOT 2 IN THE SUBDIVISION OF LOTS 12, 13, 14, 15 AND 16 IN BLOCK 8 IN VALERIA M. WILLIAMS' JEFFERSON PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**ALSO KNOWN AS:**

THE SOUTH 15 3/4 FEET OF LOT 13 AND THE NORTH 12 1/2 FEET OF LOT 14 IN BLOCK 8 IN VALERIA M. WILLIAMS' JEFFERSON PARK ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 40 NORTH RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property:  
5026 N KEELER AVE  
CHICAGO, IL 60630

Parcel ID Number: 13-10-408-030-0000