

UNOFFICIAL COPY

**Warranty Deed
Statutory (ILLINOIS)
(Individual to Individual)**

Doc#: 1716755007 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/16/2017 08:59 AM Pg: 1 of 2

Dec ID 20170601672543
ST/CO Stamp 1-542-670-784 ST Tax \$395.00 CO Tax \$197.50

01146-52001 1/3 KB

THE GRANTOR, Koal Enterprises, Inc., of the Village of Summit, County of Cook and State of Illinois for and in consideration of Ten and No/100ths DOLLARS (\$10.00), and other good and valuable considerations in hand paid, **CONVEYS and WARRANTS** to **IGWT, LLC, ILLIX Service Group, Inc.**, 7750 West 60th Street, Summit, Illinois 60501, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Parcel 1: Lot 10 in Jalovec's Subdivision, being a subdivision of Lot 7 and part of Lot 8 in the Resubdivision of Lots 1 and 2 in Elgin Motor Corporation Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 13, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lot 9 (except the South 15 feet thereof) in Jalovec's Subdivision, being a subdivision of Lot 7 and part of Lot 8 in the Resubdivision of Lots 1 and 2 in Elgin Motor Corporation Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 13, Township 38 North, Range 12 East of the Third Principal Meridian in Cook County, Illinois.

Parcel 3: That part of Lot 8 (except the South 15 feet thereof) in the Resubdivision of Lots 1 and 2 in Elgin Motor Corporation Subdivision of part of the East 1/2 of the Southwest 1/4 of Section 13, Township 38 North, Range 12 East of the Third Principal Meridian, described as follows: beginning at a point in the South line of said Lot 8, 215 feet East of the Southwest corner of said Lot 8, thence Northeasterly 91 degrees 36 minutes as measured from the West to the Northeast, 234.6 feet to a point on the Westerly line of Lot 10 in Jalovec's Subdivision of Lot 7 and part of Lot 8 in the aforementioned Resubdivision of Lots 1 and 2 in Elgin Motor Corporation Subdivision, said point being 26 feet Northerly of the Southwest corner of said Lot 10, thence Southerly along the Westerly line of Lot 10 and Lot 9 in the aforesaid Jalovec's Subdivision, 225.97 feet to the South line of aforesaid Lot 8; thence West on said South line of Lot 8, 19.26 feet to the point of beginning, in Cook County, Illinois.

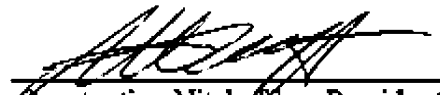
hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 18-13-303-033-0000 and 18-13-303-037-0000

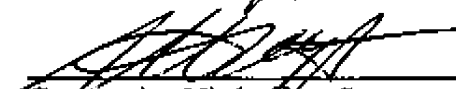
Address of Real Estate: 7750 West 60th Street, Summit, Illinois 60501

Dated this 14th day of June, 2017.

PLEASE PRINT OR
TYPE NAME(S) BELOW
SIGNATURE(S)

 (SEAL)
Constantino Nitchoff, as President

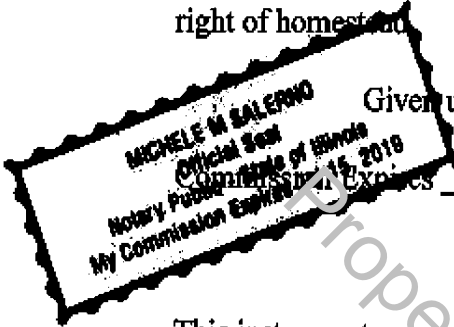
STEWART TITLE
700 E. Diehl Road, Suite 180
Naperville, IL 60563

 (SEAL)
Constantino Nitchoff, as Secretary

UNOFFICIAL COPY



State of Illinois, County of Cook, ss, I, the undersigned, a Notary Public in and for said County, in the State, aforesaid, DO HEREBY CERTIFY that Constantino Nitchoff, as President and Secretary of Koal Enterprises, Inc., 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 ^{HE} they signed, sealed and delivered the said instrument as ^{THEIR} their 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 14th day of June, 2017.



7-15, 19 Michele M. Salerno
NOTARY PUBLIC

This instrument was prepared by: Michael Maksimovich
Maksimovich & Associates, P.C.
8643 Ogden Avenue, Lyons, Illinois 60534

REAL ESTATE TRANSFER TAX		15-Jun-2017
	COUNTY:	197.50
	ILLINOIS:	395.00
	TOTAL:	592.50

18-13-303-033-0000 | 20170601672543 | 1-542-670-784

MAIL TO:

Niko G. Maneris
The Law Office of Niko G. Maneris
10661 South Roberts Road
Suite 107
Palos Hills, Illinois 60465

SEND SUBSEQUENT TAX BILLS TO:

~~MLT Services Group, Inc.~~ IGWT, LLC
7750 West 60th Street
Summit, Illinois 60501

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
PROPERTY TAX SERVICES
100 SOUTH MICHIGAN STREET, SUITE 1000
SPRINGFIELD, ILLINOIS 62762-1000
TEL: 217-782-7000 FAX: 217-782-7001
WWW.TAXSUPPORT.ILG.GOV