

# UNOFFICIAL COPY

01146-51014 1/2w

## WARRANTY DEED Illinois Statutory

After Recording Mail to:

STEVEN M. SHANKIN  
SIES TOLLVIEW DR #265  
Rolling MEADOWS Ill. 60088

Name & Address of Taxpayers:

Mr. Joseph Skroko  
Mrs. Andrea Skroko  
5035 N. New England  
Chicago, IL 60656

Doc#: 1717115025 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/20/2017 09:28 AM Pg: 1 of 3

Dec ID 20170601673553  
ST/CO Stamp 2-056-591-808 ST Tax \$447.50 CO Tax \$223.75  
City Stamp 0-982-849-984 City Tax: \$4,698.75

### RECORDER'S STAMP

The GRANTOR, Trinity Investments, Inc., an Illinois corporation, of the County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to GRANTEES Joseph Skroko and Andrea Skroko, as Tenants by the Entirety, all interest in the following described land in the County of Cook, State of Illinois to wit:

Husband and wife

SEE ATTACHED LEGAL DESCRIPTION

Subject to the General real estate taxes for 2016 and subsequent years, covenants, conditions and restrictions of record, and easements of record.


TO HAVE AND TO HOLD said premises forever.

This is not a Homestead Property as to Grantor.

PIN: 13-07-317-009-0000

Property Address: 5035 N. New England, Chicago, IL 60656

Dated: June 14, 2017

  
\_\_\_\_\_  
Paul LaMonica, President  
Trinity Investments, Inc. (seal)

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

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STATE OF ILLINOIS        }  
   } ss  
 COUNTY OF COOK         }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT Paul LaMonica,\* personally know to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he sealed and delivered the said instrument as his/her/their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if applicable.

\*President, Trinity Investments, Inc.  
 Given under my hand and notarial seal on June 14, 2017.

WITNESS my hand and official seal.

Signature Nicholas Ftikas



My Commission Expires 9-28-2020




(seal)

Prepared By:  
 Nicholas Ftikas, Attorney  
 Law Offices of Samuel V.P. Banks  
 221 N. LaSalle St., 38<sup>th</sup> Floor  
 Chicago, IL 60601  
 (312) 782-1983

County - Illinois Transfer Stamps	
Exempt under provisions of paragraph	
Section 31-45, Real Estate	
Transfer Tax Law	
Date:	N/A
Buyer, Seller or Representative	

REAL ESTATE TRANSFER TAX		19-Jun-2017
	COUNTY:	223.75
	ILLINOIS:	447.50
	TOTAL:	671.25
13-07-317-009-0000   20170601673553   2-056-591-808		

REAL ESTATE TRANSFER TAX		19-Jun-2017
	CHICAGO:	3,356.25
	CTA:	1,342.50
	TOTAL:	4,698.75 *
13-07-317-009-0000   20170601673553   0-982-849-984		

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

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## EXHIBIT "A" LEGAL DESCRIPTION

File No.: 01146-51014

Lot 92 in William Zelosky's Subdivision of Blocks 1,2,3 and 4 of Ridgeland Subdivision of the South 1/2 of the Northeast 1/4 of the Southwest 1/4 and the South 1/2 of the Northwest 1/4 of the South East 1/4 of Section 7, Township 40 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 13-07-317-009-0000

Property of Cook County Clerk's Office