

UNOFFICIAL COPY

Warranty Deed

ILLINOIS

Doc#: 1728449298 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/11/2017 01:40 PM Pg: 1 of 2

Dec ID 20170901623991
ST/CO Stamp 1-293-756-352 ST Tax \$56.50 CO Tax \$28.25

Above Space for Recorder's Use Only

THIS AGREEMENT between KARATOOOLA SERIES, LLC – 9634 South Austin, LLC, a Limited Liability Company 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 LECH KRUSZEWSKI, and STANISLAWA I. KRUSZEWSKI, Husband and Wife, 9949 Merrimac Ave; Oak Lawn IL 60453 (*Name and Address of Grantee-s*) party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN and 00/100 Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, 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 in the County of and State of Illinois known and described as follows, to wit:

AS JOINT TENANTS WITH A RIGHT OF SURVIVORSHIP
~~PROPERTY SOLD AS IS~~

SUBJECT TO: General taxes for 2016 and subsequent years; Covenants, conditions and restrictions of record, if any; Permanent Real Estate Index Numbers: 24-08-114-017-0000, 24-08-114-018-0000, 24-08-114-019-0000
Address of Real Estate: 9634 South Austin Avenue; Oak Lawn, Illinois 60453

The date of this deed of conveyance is September 12, 2016.

(SEAL) *Brian A. Smith for*
Karatoola Series, LLC

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 A. Brian A. Smith 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

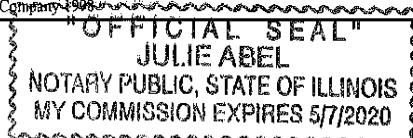
(My Commission Expires *5/7/20*)

Given under my hand and official seal

[Signature]
Notary Public

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FIDELITY NATIONAL TITLE

0917022473

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LEGAL DESCRIPTION

For the premises commonly known as: 9634 South Austin Avenue; Oak Lawn, Illinois 60453

Permanent Real Estate Index Number: ~~25-29-306-017-0000~~ 24-08-114-618-0000

24-08-114-617-0000

24-08-114-019

EAST

LOT 13, 14, 15 IN BLOCK 2 IN ASSOCIATED REALTY CO.'S SOUTHWEST HIGHLANDS SUBDIVISION IN THE ~~WEST~~ ^{EAST} 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Village of Oak Lawn Real Estate Transfer Tax \$200 02917

Village of Oak Lawn Real Estate Transfer Tax \$10 01806

Village of Oak Lawn Real Estate Transfer Tax \$50 03771

Village of Oak Lawn Real Estate Transfer Tax \$25 02988

REAL ESTATE TRANSFER TAX

18-Sep-2017



COUNTY: 28.25
ILLINOIS: 56.50
TOTAL: 84.75

24-08-114-017-0000

20170901623991 | 1-293-756-352

This instrument was prepared by:
The Law Offices of Brian A. Smith
5323 West 95th Street
Oak Lawn, Illinois 60453

Send subsequent tax bills to:

LECH KRUSZEWSKI
9949 MERIDIAN AVE
OAK LAWN, IL 60453

Recorder-mail recorded document to:

Chris Koczwar
5832 S. Archer Ave.
Linder Ave. Suite
Chicago, IL 60638