

Record and Return to
Fidelity National Title Group
6500 Pinecrest Drive, Suite 600
Plano, Texas 75024

~~Prepared by and return to:~~
Elizabeth Questell
Title Quest Investments LLC
3350 SW 148th Ave. Suite 110
Miramar, FL 33027

File Number: 2017-107
Folio No.: 11-30-411-019-0000

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Doc# 1731745032 Fee \$46.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
AFFIDAVIT FEE: \$2.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 11/13/2017 11:39 AM PG: 1 OF 5

TQ1-2017-107

Warranty Deed

DEC 10
2017 0601675610

This Warranty Deed, made this 10 day of May, 2017 between George Bansa and Marlana Bansa, his wife whose post office address is 7428 North Rogers Ave, Chicago, IL 60626, grantor, and

GMB Services, Inc., an Illinois Company, whose post office address is 7550 Kedvale Ave, Skokie, IL 60076, grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable consideration to said grantor in hand paid by said grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land situate, lying and being in COOK County, Illinois, to wit:


See attached
"Exhibit "A"

Together, with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.



And, the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016.

PLEASE RECORD & RETURN TO:
National Advantage Settlement SVC
329 Forest Grove Road, STE 201
Coraopolis, PA 15108

REAL ESTATE TRANSFER TAX		13-Nov-2017
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

11-30-411-019-0000 | 20170601675610 | 0-331-706-400

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

REAL ESTATE TRANSFER TAX		13-Nov-2017
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

11-30-411-019-0000 | 20170601675610 | 2-011-955-136

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In Witness Whereof, the said grantor has hereunto set grantor's hand and seal the the day and year first above written.

Signed, sealed and delivered in our presence.

[Signature]
Witness Name: Kendra Palacio

[Signature]
Witness Name: Kendra Young

[Signature] (Seal)
George Bansa

[Signature] (Seal)
Marlena Bansa

STATE OF IL.
COUNTY OF COOK

The foregoing instrument was acknowledged before me this 10 day of May, 2017 by George Bansa and Marlena Bansa who [] are personally known to me or has produced driver's license(s) as identification.

[Signature]
Notary Public

[Notary Seal]

Printed Name HENRY SMALL

My Commission Expires: 1-17-20



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Exempt under provision of Paragraph c
Section 31-45, Real Estate Transfer Tax Act.

5-10-17 _____
Date Buyer, Seller or Representative

COCK COUNTY
RECORDER OF DEEDS

Property of _____
Cock County Clerk's Office

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Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF LOT 8 IN JOHN C. URE'S SUBDIVISION OF PART OF THE SOUTHEAST 1/4 LYING NORTH OF THE INDIAN BOUNDARY LINE AND EAST OF GREEN BAY ROAD IN SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 8, BEING THE INTERSECTION OF THE NORTH LINE OF INDIAN BOUNDARY ROAD (NOW CALLED ROGERS AVENUE) AND THE WEST LINE OF FLORENCE COURT (NOW CALLED MALVERN AVENUE) RUNNING THENCE NORTH ALONG THE WEST LINE OF SAID FLORENCE COURT (NOW CALLED MALVERN AVENUE) 65 FEET; THENCE WEST PARALLEL WITH THE SOUTH LINE OF MARGARET PLACE (NOW CALLED BIRCHWOOD AVENUE), 150 FEET TO THE EAST LINE OF A 16-FOOT ALLEY; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID FLORENCE COURT (NOW CALLED MALVERN AVENUE), 163-1/2 FEET TO THE NORTH LINE OF SAID INDIAN BOUNDARY ROAD (NOW CALLED ROGERS AVENUE); THENCE NORTHEASTERLY ALONG THE NORTH LINE OF SAID INDIAN BOUNDARY ROAD (NOW CALLED ROGERS AVENUE) TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Parcel ID: 11-30-411-019-0000

Commonly known as 7428 North Rogers AVE, Chicago, IL 60626
However, by showing this address no additional coverage is provided

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STATEMENT OF GRANTOR/GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5-10, 2017 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the said GEORGE and MARLENA BANSA this 10 day of MAY, 2017

Notary Public [Signature]



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 5-10, 17 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the said GEORGE and MARLENA BANSA this 10 day of MAY, 2017

Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A. misdemeanor for subsequent offenses.

(Attach to deed or AB) to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.