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This document prepared by:

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Doc# 1732642132 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/22/2017 02:04 PM PG: 1 OF 2

FIRST AMERICAN TITLE
FILE # 2888379

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13-36-223-022-0000
(Parcel Identification Number)

WARRANTY DEED

THE GRANTOR **MK Construction & Builders Inc., an Illinois Corporation**, for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, does hereby convey and warrant unto **Nadia Wetzel, a single woman**, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOT 3 IN THE SUBDIVISION OF LOTS 55, 59, 63, AND THE WEST 15 FEET OF LOT 67 IN VALENTINE WOOD'S SUBDIVISION OF THE WEST 10 ACRES OF LOT 6 IN THE CIRCUIT COURT PARTITION OF 63.22 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 2530 W. CHARLESTON STREET, CHICAGO, IL 60647

Hereby releasing and waiving all rights under and by virtue of the Homestead Laws of the State of Illinois. Subject to all easements, rights-of-way and protective covenants of record, if any.

TO HAVE AND TO HOLD same unto Grantees, and unto Grantees' heirs and assigns forever, with all appurtenances thereunto belonging.

Grantor does for Grantor and Grantor's heirs, personal representatives, executors and assigns forever hereby covenant with Grantees that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; that Grantor has a good right to sell and convey the same as aforesaid; and to forever warrant and defend the title to the said lands against all claims whatever.

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WITNESS Grantor's hand this 9th day of November, 2017.

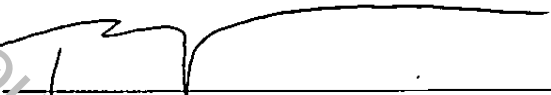

Grantor: **MK Construction & Builders, Inc.** by
Margin Kawa, as President

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Margin Kawa** personally known to me to be the same person(s) whose name is/are subscribed to the foregoing instrument, acknowledged that he signed, sealed and delivered this instrument as his 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 notarial seal this 9th day of November, 2017.




Notary Public

MAIL DEED, AFTER RECORDING, TO:

Michael R Martin
Dunn, Martin, Miller + Heathcocks Ltd
15 West Jefferson Street, #300
Toliet, IL 60432

SEND FUTURE TAX BILLS TO:

Nadia Wetzel
2530 West Charleston Street
Chicago IL 60647

REAL ESTATE TRANSFER TAX		13-Nov-2017
CHICAGO:		8,625.00
CTA:		3,450.00
TOTAL:		12,075.00

13-36-223-022-0000 | 20171101652289 | 1-982-427-168
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		13-Nov-2017
COUNTY:		575.00
ILLINOIS:		1,150.00
TOTAL:		1,725.00

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