

2017-04483

2 of 4  
WARRANTY DEED

UNOFFICIAL COPY



Doc# 1734655012 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/12/2017 09:35 AM PG: 1 OF 2

MAIL TO:

Heather L. Bardeleben  
Gardi & Haught, Ltd.  
939 N. Plum Grove Road, Suite C  
Schaumburg, IL 60173

NAME & ADDRESS OF TAX PAYER

Marcus Sanders  
7836 S. Emerald Ave.  
Chicago, IL 60620

GRANTOR(S), Allen Bitterman, married to Patricia S. Bitterman, of 19W730 Bluff Road, Lemont, IL 60439, for and in consideration of Ten (\$10.00) Dollars and other good and valuable consideration in hand paid, convey(s) and warrant(s) to the grantee(s), Marcus Sanders, of 5616 S. Wood St., Chicago, IL 60636, all interest in the following described real estate situated in Cook County and in the State of Illinois, to wit:

\* A single man

SEE ATTACHED LEGAL DESCRIPTION AS EXHIBIT A

Permanent Index No.(s): 20-28-321-025-0000  
Property Address: 7836 S. Emerald Ave., Chicago, IL 60620

THIS IS NOT HOMESTEAD PROPERTY AS TO PATRICIA S. BITTERMAN

SUBJECT TO:

(1) General real estate taxes for the year 2017 and subsequent years. (2) Covenants, conditions and restrictions of record, and building lines and easements, if any.

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

Allen Bitterman

STATE OF X IL COUNTY OF X Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that Allen Bitterman, married to Patricia S. Bitterman, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person and individually and jointly acknowledged that he/she/they signed and delivered the said instrument as his/her/their free and voluntary act for the uses and purposes therein set forth.

Given under my hand and notarial seal, this X 8 day of Dec, 20 17

X   
Notary Public



My commission expires X 9/30/2018

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph \_\_\_\_, Section 4,  
Real Estate Transfer Act  
Date: \_\_\_\_\_  
Signature: \_\_\_\_\_

Prepared by:  
Anselmo Lindberg & Associates LLC  
1771 W. Diehl St 120  
Naperville, IL 60563

PREMIER TITLE, 1600 JORIE BLVD. #138, OAK BROOK, IL 60523

REAL ESTATE TRANSFER TAX 08-Dec-2017



CHICAGO: 1,395.00  
CTA: 558.00  
TOTAL: 1,953.00 \*

20-28-321-025-0000 | 20171101649630 | 1-851-488-288

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

REAL ESTATE TRANSFER TAX 08-Dec-2017



COUNTY: 93.00  
ILLINOIS: 186.00  
TOTAL: 279.00

20-28-321-025-0000 | 20171101649630 | 0-509-311-008

PREMIER TITLE

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EXHIBIT A

THE SOUTH 3 FEET OF LOT 9 AND THAT PART OF THE NORTH 24 FEET OF LOT 10 LYING NORTH OF THE CENTER LINE AND SAID CENTER LINE EXTENDED EAST & WEST TO EAST & WEST LINES OF SAID LOT PARTY WALL BETWEEN BUILDINGS COMMONLY KNOWN AS 7836 AND 7838 EMERALD AVENUE, ALL IN BLOCK 4 IN STORKE'S SUBDIVISION OF AUBURN A RESUBDIVISION OF BLOCKS 1 TO 16 IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT) RAILROAD LAND IN BLOCKS 15 AND 16, LOT 10 IN BLOCK 3, LOTS 3 AND 4, IN BLOCK 7 LOT 4 AND THE NORTH 1/2 OF LOT 5 IN BLOCK 10 AND 12 IN BLOCK 12), IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office