

UNOFFICIAL COPY

WARRANTY DEED Statutory (ILLINOIS)

1745480.

Doc#: 1800415067 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/04/2018 10:00 AM Pg: 1 of 2

Dec ID 20171201673410
ST/CO Stamp 1-655-923-744 ST Tax \$257.50 CO Tax \$128.75

Above Space for Recorder's use only

THIS AGREEMENT, made this 19TH day of DECEMBER, 2017 between PARKVUE REALTY MANAGEMENT LLC, an Illinois Limited Liability Company, as GRANTOR, created and existing under and by virtue of the laws of the State of Illinois, with its principal office located at 3501 W. Algonquin Road, Suite 135, Rolling Meadows, IL 60008, and OLEKSII SHKIRTA, a single man, Individually of 952 N. Fairfield, Apt. #16, Chicago, IL 60622, in the County of Cook and the State of Illinois, as GRANTEE(S), WITNESSETH that GRANTOR, for and in consideration of Ten and no/100 Dollars (\$10.00), in hand paid by GRANTEE(S), the receipt whereof is acknowledged, and pursuant to the authority given by Members of said GRANTOR, by these presents does WARRANT, REMISE, RELEASE, ALIEN AND CONVEY unto GRANTEE(S), FOREVER, all of the following described real estate situated in the County of COOK in the State of ILLINOIS, to wit:

LOT 28 (EXCEPT THE EAST 50 FEET THEREOF) AND ALL OF LOT 29 IN FLORENCE L. WILLIAMSON'S RESUBDIVISION OF LOT 2 IN SUPERIOR COURT COMMISSIONERS PARTITION OF ESTATE OF JAMES WILLIAMSON, DECEASED, BEING PART OF THE NORTHEAST 1/4 OF SECTION 11 AND PART OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-11-203-027-0000

Property Address: 8136 W. SUMMERDALE AVENUE, ~~CHICAGO~~ IL 60656

Norwood Park

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereon, and all the estate, right, title, interest, claim or demand whatsoever, of GRANTOR, either in law or in equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD FOREVER said premises as above described.

And the GRANTOR, for itself, and its successors, does covenant, promise and agree, to and with the GRANTEE(S), that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to those exceptions set forth below:

SUBJECT TO: (1) All instruments, Covenants, conditions, restrictions, applicable zoning laws, ordinances, and regulations and easements of record. (2) General real estate taxes for the 1st installment of 2017 and subsequent years.


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Warranty Deed
8136 W. Summerdale - Chicago
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Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

IN WITNESS WHEREOF, said GRANTOR has caused its name to be signed by its Members the day and year first above written.

GRANTOR: PARKVUE REALTY MANAGEMENT LLC, an Illinois limited liability company,



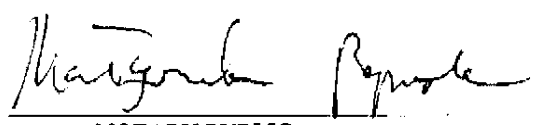
Anthony Disano, Manager

State of ILLINOIS)
)
County of COOK)

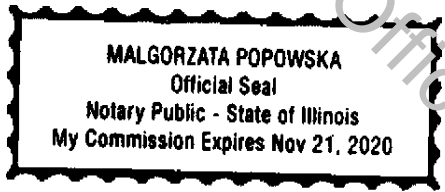
I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Anthony Disano personally known to me to be a Manager of PARKVUE REALTY MANAGEMENT LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as Manager, he signed, sealed and delivered the said instrument pursuant to authority given by the Managers of said limited liability company as their free and voluntary act, and as the free and voluntary act and deed of PARKVUE REALTY MANAGEMENT LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 19th day of DECEMBER, 2017.

Commission expires 11/21, 2020



NOTARY PUBLIC



This Instrument was prepared by: Stanley J. Czaja, Attorney at Law, 7521 N. Milwaukee Avenue, Niles, IL 60714

MAIL RECORDED DEED TO:
Statos Law Group LLC
700 Commerce Bldg Ste 500
Oak Brook IL 60523

SEND SUBSEQUENT TAX BILL TO:
Oleksii Shkinta
8136 W. Summerdale Ave
Chicago IL 60656
NORWOOD PARK.