

# UNOFFICIAL COPY

(1/12) 400500230 R

WARRANTY DEED  
Statutory (ILLINOIS)

**GIT**

Doc#: 1800908024 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/09/2018 09:08 AM Pg: 1 of 2

Dec ID 20171201675344  
ST/CO Stamp 1-435-659-296 ST Tax \$202.00 CO Tax \$101.00  
City Stamp 0-203-254-816 City Tax: \$2,121.00

## THE GRANTOR

Above Space for Recorder's use only

**MIK CARPENTRY, INC., an Illinois Corporation**, created and existing under and by virtue of the laws of the State of Illinois, with its principal office located at 7022 W. Belden Avenue, Chicago, IL 60707, for and in consideration of the sum of TEN DOLLARS (\$10.00), in hand paid, and pursuant to authority given by the Board of Directors of said corporation, **CONVEYS and WARRANTS** to **MICHELLE R. MUDARTH, Individually**, of CHICAGO, ILLINOIS, all of the following described real estate situated in the County of COOK in the State of ILLINOIS, to wit:

**UNIT 4429-2 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE LAWDALE COURT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0010232516, AS AMENDED, IN SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: 13-14-127-026-1019

Address of Real Estate: 4429 N. LAWDALE AVENUE, UNIT 2, CHICAGO, IL 60625

Together with all and singular the hereditaments and appurtenances therunto 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 tax year 2017 2nd Installment and subsequent years.**

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

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

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Warranty Deed  
4429 N. Lawndale Ave, Unit 2 - Chicago  
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IN WITNESS WHEREOF, said GRANTOR has caused its name to be hereto affixed, and caused its name to be signed to these presents by its President, and attested by its Secretary this 19th day of December, 2017

**MIK CARPENTRY, INC., an Illinois Corporation,**

By: *Jerzy Mikula*  
**JERZY MIKULA, President**

REAL ESTATE TRANSFER TAX		08-Jan-2018
		COUNTY: 101.00
		ILLINOIS: 202.00
		TOTAL: 303.00
13-14-127-026-1019   20171201675344   1-435-659-296		

Attest: *Jerzy Mikula*  
**JERZY MIKULA, Secretary**

REAL ESTATE TRANSFER TAX		08-Jan-2018
		CHICAGO: 1,515.00
		CTA: 606.00
		TOTAL: 2,121.00 *
13-14-127-026-1019   20171201675344   0-203-254-816		
* Total does not include any applicable penalty or interest due.		

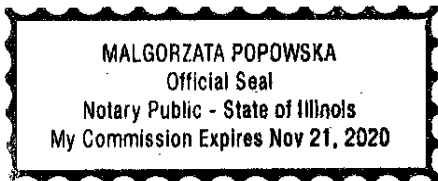
State of ILLINOIS )  
County of COOK )

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that JERZY MIKULA, personally known to me to be a President and Secretary, respectively, of MIK Carpentry, Inc., an Illinois Corporation, 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 President and Secretary, he signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of MIK Carpentry, Inc., for the uses and purposes therein set forth.

Given under my hand and official seal, this 19<sup>th</sup> day of DECEMBER, 2017

Commission expires 11/21, 2020

*Malgorzata Popowska*  
NOTARY PUBLIC



**MAIL RECORDED DEED TO:**  
Michelle R. Modarth  
4429 N. Lawndale, unit 2  
Chicago, IL 60625

**SEND SUBSEQUENT TAX BILL TO:**  
Michelle R. Modarth  
4429 N. Lawndale, unit 2  
Chicago, IL 60625