

UNOFFICIAL COPY

FIDELITY NATIONAL

OC 1702 7828

Doc# 1803055044 Fee: \$56.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/30/2018 01:10 PM Pg: 1 of 5

Dec ID 20171201666180

ST/CO Stamp 0-301-329-440 ST Tax \$285.00 CO Tax \$142.50

City Stamp 0-851-405-856 City Tax: \$2,992.50

WARRANTY DEED

THE GRANTOR, Eric Laimins, married to Astrid Laimins, of the Village of Wayne, County of DuPage and State of Illinois, for and in consideration of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to Timothy Zakrzewski and Meredith Zakrzewski, husband and wife, of the City of Chicago, County of Cook and State of Illinois not as tenants in common nor as joint tenants, but as tenants by the entirety, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT ONE (1) IN BLOCK TWO (2) IN WEBER'S SUBDIVISION OF BLOCK THREE (3) IN THE SUBDIVISION OF LOTS "D", "E", AND "F" IN THE PARTITION OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: General real estate taxes accrued, but not yet payable at the time of closing; covenants, conditions and restrictions of record; and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate. TO HAVE AND TO HOLD said premises not as tenants in common nor as joint tenants, but as tenants by the entirety, forever.

Permanent Index No: 13-21-319-020

Address of Real Estate: 5501 W. Henderson Street, Chicago, Illinois 60641.

REAL ESTATE TRANSFER TAX

08-Jan-2018



COUNTY: 142.50
ILLINOIS: 285.00
TOTAL: 427.50

13-21-319-020-0000

20171201666180 | 0-301-329-440

REAL ESTATE TRANSFER TAX

08-Jan-2018




CHICAGO: 2,137.50
CTA: 855.00
TOTAL: 2,992.50 *


13-21-319-020-0000 | 20171201666180 | 0-851-405-856

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

UNOFFICIAL COPY

DATED this 14 day of December, 2017.

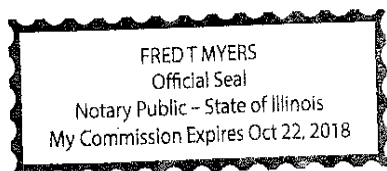

Eric Laimins


Astrid Laimins
Signing solely for the
purpose of waiving all
homestead rights

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric Laimins and Astrid Laimins, known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their 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 14th day of December, 2017.




Notary Public

MAIL TO:

Joseph Pavone
11140 Brigitte Terrace
Orland Park, Illinois 60647

**GRANTEES' ADDRESS AND
SEND SUBSEQUENT TAX
BILLS TO:**

Timothy and Meridith Zakrzewski
5501 W. Henderson Street
Chicago, Illinois 60641

This instrument was prepared by: Fred T. Myers, 17 North Sixth Street, Geneva, Illinois 60134

UNOFFICIAL COPY

AFFIDAVIT OF TITLE

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, being first duly sworn on oath depose and say that as of October 12, 2017, the effective date of the title commitment issued by Fidelity National Title Insurance Company, through and including the date of closing, December 14, 2017:

1. I am the true and lawful owner of the premises described as follows:

LOT ONE (1) IN BLOCK TWO (2) IN WEBER'S SUBDIVISION OF BLOCK THREE (3) IN THE SUBDIVISION OF LOTS "D", "E", AND "F" IN THE PARTITION OF THE WEST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

2. That there are no rights or claims of parties in possession not shown of record except: Not applicable.

3. That there are no mechanic's liens or mechanic lien claims; and that no work, labor, or material has been contracted for or furnished at the premises aforesaid which has not been paid in full.

4. That there are no special assessments or special taxes not confirmed by a court of record which would constitute a lien against said premises.

5. That there have been no violations of or liability arising under the Statute of Illinois relating to alcoholic liquors, approved January 31, 1934, or any act amendatory thereof.

6. That said owner hereby agrees that this shall constitute a full and complete attornment of all right, title, and interest in the above-described premises and that the seisin in law of the seller is vested in the purchasers without any reservations whatsoever.

7. That there are no judgments, decrees, or proceedings against this affiant in any court of record, which are a lien against the property in question.

UNOFFICIAL COPY

8. The grantor is not under any legal difficulty, such as minority, and that the grantor has not been a party to insanity proceedings.

9. That the owner has received no notice of any violations of any zoning or building ordinances.

10. That this affidavit is made for the purpose of inducing the purchasers to pay the consideration for the premises described aforesaid.



Eric Laimins


STATE OF ILLINOIS)

) SS.

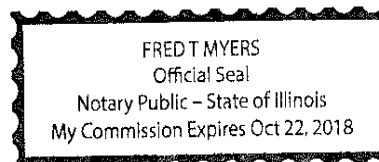
COUNTY OF KANE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Eric Laimins, 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 she signed, sealed and delivered the said instrument as her 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 15th day of December, 2017.



Notary Public



UNOFFICIAL COPY

BILL OF SALE

KNOW ALL MEN BY THESE PRESENTS, that Eric Laimins, in consideration of Ten and No/100 Dollars (\$10.00) in hand paid, the receipt whereof is hereby acknowledged, does hereby bargain, sell and deliver unto Timothy Zakrzewski and Meridith Zakrzewski, the following goods and chattels, to wit:

all heating, electrical, plumbing and well systems; refrigerator; oven/range/stove; microwave; dishwasher; garbage disposal; trash compactor; washer; dryer; ceiling fan(s); planted vegetation; garage door openers(s) with all transmitters; light fixtures, as they exist; built-in or attached shelving; all window treatments & hardware; existing storms and screens; smoke detectors; and, carbon monoxide detectors.


all sold as is, without warranty of merchantability or fitness for a particular use.

TO HAVE AND TO HOLD the said Goods and Chattels unto the said purchasers, to their own proper use and benefit forever.

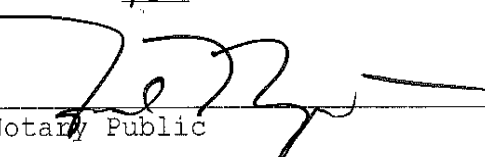
And the undersigned avouches himself to be the true and lawful owner of said Goods and Chattels, that he has full power, good, right, and lawful authority to dispose of the same, in manner as aforesaid, and that he will warrant and defend the said bargained property unto the said Purchasers from and against the lawful claims and demands of all persons whomsoever.

It is expressly agreed by and between the parties hereto that all the covenants and agreements herein contained shall inure to and be binding upon the respective heirs, successors, legal representatives and assigns of both parties, that the pronouns "he" "himself" and "his" wherever herein occurring and used, referring to the Seller or Purchaser, shall be construed in the feminine and plural appropriately.

IN WITNESS WHEREOF, the undersigned Seller has hereunto set his hand and seal this 15th day of December, A.D., 2017 at 17 N Sixth Street, Geneva, Illinois.


Eric Laimins

Subscribed and sworn to before
me this 16th day of December, 2017.


Notary Public

