

UNOFFICIAL COPY

Stc 01146-54014
10 F1
803

THIS DOCUMENT WAS
PREPARED BY:

Lisa J. Saul, Esq.
24 West Erie Street, Suite 4A
Chicago, Illinois 60654

Doc#: 1804008263 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/09/2018 01:09 PM Pg: 1 of 4

Dec ID 20180201694950
ST/CO Stamp 0-215-796-256 ST Tax \$139.00 CO Tax \$69.50
City Stamp 0-915-487-264 City Tax: \$1,459.50

AFTER RECORDING, RETURN TO:

Prime Design Construction
3721 West Wabansia
Chicago, Illinois 60647

WARRANTY DEED


THIS INDENTURE is made as of this 31st day of January, 2018 by and between **Mitch J. Gaj and Elzbieta Gaj, husband and wife, as Joint Tenants** of the City of Chicago, State of Illinois (collectively, the "Grantor"), and **Prime Design Construction** (the "Grantee").

WITNESSETH, that Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does by these presents CONVEY AND WARRANT unto Grantee, all interest in the following described real estate situated in the County of Cook, in the State of Illinois to wit:

See Legal Description attached hereto as **Exhibit A** and hereby made a part hereof, Subject to those exceptions set forth on **Exhibit B** attached hereto



WITH all hereditaments and appurtenances thereunto appertaining, hereby releasing all claims therein. TO HAVE AND TO HOLD the above described premises, with the appurtenances, unto Grantee forever.

SIGNATURE PAGE FOLLOWS

REAL ESTATE TRANSFER TAX		05-Feb-2018
	CHICAGO:	1,042.50
	CTA:	417.00
	TOTAL:	1,459.50 *

13-35-326-012-0000 | 20180201694950 | 0-915-487-264

* Total does not include any applicable penalty or interest due

REAL ESTATE TRANSFER TAX		09-Feb-2018
	COUNTY:	69.50
	ILLINOIS:	139.00
	TOTAL:	208.50

13-35-326-012-0000 | 20180201694950 | 0-215-796-256

UNOFFICIAL COPY

IN WITNESS WHEREOF, Grantor aforesaid have hereunto set in hand and sealed this _____ day of January, 2018.

Mitch J. Gaj
Mitch J. Gaj

Elzbieta Gaj
Elzbieta Gaj

State of IL)
County of Cook) ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Mitch J. Gaj** and **Elzbieta Gaj** are personally 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 this 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 official seal, this 31 day of January, 2018.

Lisa J. Saul
Notary Public

Commission expires:

Send Subsequent Tax Bills To:

Prime Design Construction
3721 West Wabansia
Chicago, Illinois 60647



UNOFFICIAL COPY

EXHIBIT A

Legal Description

LOT 9 IN BLOCK 5 IN SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION AND EXCEPT RAILROAD) IN COOK COUNTY, ILLINOIS

PERMANENT INDEX NUMBER: 13-35-326-012-0000

COMMON ADDRESS: 3721 West Wabansia, Chicago, Illinois 60647

Property of Cook County Clerk's Office

UNOFFICIAL COPY

Exhibit "B" – Exceptions to Title

1. Adverse encroachment of the fence located mainly on the land Westerly of and adjoining, over and onto the subject land a distance of 0.30 feet, more or less, as shown on the plat of survey dated 1-8-2015 by Streamline Survey, job no. 18-0025.
2. Adverse encroachment of the fence located mainly on the land Easterly of and adjoining, over and onto the subject land a distance of 0.20 feet, more or less, as shown on the plat of survey dated 1-8-2015 by Streamline Survey, job no. 18-0025.
3. 2017 2nd Installment and subsequent property taxes PIN 13-35-326-012-0000

Property of Cook County Clerk's Office