

# UNOFFICIAL COPY

## WARRANTY DEED

*This instrument was prepared by:*  
Alexander Demchenko, Esq.  
Demchenko & Kashuba LLC  
120 N. LaSalle St., Suite 2750  
Chicago, IL 60602

Doc#: 1805849152 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/27/2018 12:22 PM Pg: 1 of 2

Dec ID 20180201607037  
ST/CO Stamp 1-187-751-456 ST Tax \$250.00 CO Tax \$125.00  
City Stamp 1-603-937-824 City Tax: \$2,625.00

THE GRANTOR, **ZIP CONSTRUCTION, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to THE GRANTEE, **ANTONIA XENOS**, of the County of Cook, State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 15 IN BLOCK 6 IN A.H. HILL AND COMPANY'S BOULEVARD ADDITION TO IRVING PARK, BEING A SUBDIVISION BY ALONZO H. HILL OF THE EAST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-14-418-032-0000

Address of Real Estate: 4122 N. Bernard St., Chicago, Illinois 60618

SUBJECT TO: general real estate taxes not yet due and payable at the time of Closing; building lines and use or occupancy restrictions, covenants, conditions and restrictions of record; easements for public utilities; acts of the Grantee.

TO HAVE AND TO HOLD said premises forever.

*[Signature Page Follows]*

**AFTER RECORDING, MAIL TO:**

Antonia Xenos  
6241 N. Legett Ave.  
Chicago IL 60646

**SEND SUBSEQUENT TAX BILLS TO:**

Antonia Xenos  
6241 N. Legett Ave  
Chicago IL 60646

# UNOFFICIAL COPY

Dated this 23<sup>rd</sup> day of February, 2018.

ZIP CONSTRUCTION, INC.

By: *Zbigniew Marzec*  
President

**REAL ESTATE TRANSFER TAX**

26-Feb-2018



COUNTY:	125.00
ILLINOIS:	250.00
<b>TOTAL:</b>	<b>375.00</b>

13-14-418-032-0000

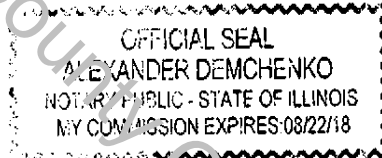
| 20180201607037 | 1-187-751-456

STATE OF ILLINOIS        )  
  ) SS.  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Zbigniew Marzec, being the President of Zip Construction, 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 such President, he signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the operating agreement of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 23<sup>rd</sup> day of February, 2018.

*[Signature]*  
Notary Public



**REAL ESTATE TRANSFER TAX**

26-Feb-2018



<b>CHICAGO:</b>	1,875.00
<b>CTA:</b>	750.00
<b>TOTAL:</b>	<b>2,625.00 *</b>

13-14-418-032-0000 | 20180201607037 | 1-603-937-824

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

PROBATE CLERK'S OFFICE