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Doc#: 1810946077 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/19/2018 11:43 AM Pg: 1 of 2

WARRANTY DEED

THIS INSTRUMENT PREPARED BY:

BRENDAN R. APPEL
THE LAW OFFICES OF
BRENDAN R. APPEL, LLC
191 WAUKEGAN ROAD
SUITE 360
NORTHFIELD, ILLINOIS 60093


Dec ID 20180201605986
ST/CO Stamp 1-043-554-592 ST Tax \$487.00 CO Tax \$243.50
City Stamp 1-580-425-504 City Tax: \$5,113.50

AFTER RECORDING RETURN TO:

KEVIN P. MITRICK
SPAIN, SPAIN & VARNET, PC
33 NORTH DEARBORN
SUITE 2220
CHICAGO, ILLINOIS 60602

PROPERTY ADDRESS:

3915 WEST PALMER STREET
CHICAGO, ILLINOIS 60647
(COOK COUNTY)

REAL ESTATE TRANSFER TAX	17-Apr-2018
 CHICAGO:	3,652.50
CTA:	1,461.00
TOTAL:	5,113.50 *

PERMANENT INDEX NUMBER:

13-35-115-011-0000

13-35-115-011-0000 | 20180201605986 | 1-580-425-504

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



FIDELITY NATIONAL TITLE
5/18/2018 3:30
172

THE GRANTOR, **SEEK AND NEST, LLC**, an Illinois Limited Liability Company, and **VLADIMIR PRIBYL***, married to Marie Pribylova, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, **CONVEY** and **WARRANT** to **BENJAMIN FISCHER** and **NICOLE GRANGRUTH**, husband and wife, of the City of Chicago, County of Cook, State of Illinois, as Tenants by the Entirety, all of Grantors' right, title, and interest in and to the following described real estate:

LOT 7 IN BLOCK 3 IN J. CASTELLO'S SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO THE FOLLOWING, IF ANY: Covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; condominium declaration and bylaws; and general real estate taxes not yet due and payable;


****THIS IS NOT HOMESTEAD PROPERTY***


REAL ESTATE TRANSFER TAX	17-Apr-2018
  COUNTY:	243.50
ILLINOIS:	487.00
TOTAL:	730.50

13-35-115-011-0000 | 20180201605986 | 1-043-554-592

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IN WITNESS WHEREOF, the GRANTORS have set their hands as of this 9 day of April, 2018.


BERNADETTE RAY, AS MEMBER
SEEK AND NEST, LLC


VLADIMIR PRIBYL

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, **BERNADETTE RAY, AS MEMBER OF SEEK AND NEST, LLC** and **VLADIMIR PRIBYL**, 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 and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 9th day of April, 2018.


Notary Public

My Commission Expires:



Send Tax Bills to:

Benjamin Fischer
3915 W. Palmer Street
Chicago, Illinois 60647