

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

UNOFFICIAL COPY

1923780
1052

WARRANTY D E E D Corporation to Individual

Doc#: 1919249022 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/11/2019 09:19 AM Pg: 1 of 3

Dec ID 20190601612941
ST/CO Stamp 1-044-076-640 ST Tax \$460.00 CO Tax \$230.00
City Stamp 1-621-506-144 City Tax: \$4,830.00

This agreement, made this 8th day of July, 2019 between HAHOO-7, 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, party of the first part, and

DANIEL PIKO and
COLLEEN FROST
2303 S. Michigan Ave.
Chicago, Illinois 60616

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority of the Board of Directors of said corporation, by these presents does **CONVEY AND WARRANT** unto the party of the second part, _____ in fee simple forever, all the following described real estate, situated and described as follows, to wit

PER LEGAL DESCRIPTION MARKED AS EXHIBIT 'A' ATTACHED HERETO.

COMMONLY KNOWN AS: 10753 S. RIDGEWAY AVE., CHICAGO, IL: 60655

PIN: 24-14-319-030-0000


SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; special governmental taxes or assessments for improvements not yet completed, unconfirmed special governmental taxes or assessments; and general real estate taxes for 2019 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the party of the second part, their heirs and assigns in fee simple forever.

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, the day and year first above written.

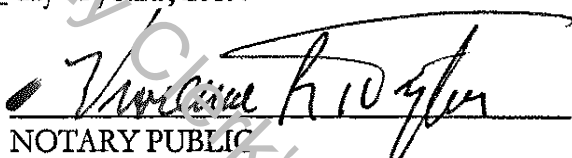
HAHOO-7, INC.

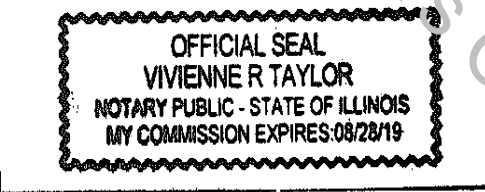
By: 
Marek Serafin, Its President

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marek Serafin personally known to me to be the President of HAHOO-7, INC., an Illinois Corporation, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that as such President, signed, sealed and delivered the said instrument pursuant to authority of said corporation as her free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 8th day of JULY, 2019.

Commission expires 8/28, 2019, 
NOTARY PUBLIC



This instrument prepared by :

MAIL TO:
KEVIN J. MURPHY, ATTY.
7000 W. 127TH ST.
PALOS HEIGHTS, IL 60463

SEND SUBSEQUENT TAX BILLS TO:
DANIEL PIKO
and COLLEEN FROST
10753 S. RIDGEWAY AVE.
CHICAGO, IL 60655

Recorder's Office Box No. _____

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6

American Land Title Association

File Number : 1923780
Commitment for Title Insurance
Adopted 6-17-06 Revised 08-01-2016**EXHIBIT A****Legal:**

THE NORTH 50 FEET OF LOT 14 IN THE RESUBDIVISION OF LOTS 43, 46, 551 AND 54 (EXCEPT THE WEST 26 FEET THEREOF) AND LOT 59 (EXCEPT THE WEST 26 FEET AND SOUTH 27.63 FEET THEREOF) OF GLEASON'S SUBDIVISION OF SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 10753 S. Ridgeway Ave., Chicago, IL 60655

PIN #: 24-14-319-030-0000✓

PIN #:

PIN #:

Township: Lake

This page is only a part of a 2016 ALTA® Commitment for Title Insurance(issued by Fidelity National Title Insurance Company). This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; (and) Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form).

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