UNOFFICIAL COPY

WARRANTY DEED

Corporation to Individual

This agreement, made this 9th day of June, 2020, between JS Remodeling 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 Kenneth Gilkes and Angela Gilkes

Doc#. 2026120261 Fee: \$98.00

Edward M. Moody

Cook County Recorder of Deeds
Date: 09/17/2020 01:09 PM Pg: 1 of 2

Dec ID 20200701640922

ST/CO Stamp 0-441-507-552 ST Tax \$280.00 CO Tax \$140.00

City Stamp 0-730-160-864 City Tax: \$2,940.00

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 it's sole director Janusz Sikon of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND WARRANT unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, not as joint tenants or tenants in common but as TENANTS BY THE ENTIRETY, all the following described real estate, situated and described as follows, to wit

THE NORTH 1 FOOT OF LOT 184 AND ALL OF LOT 185 AND THE SOUTH 6 FEET OF LOT 186 IN COOPERATIVE SUBDIVISION OF THE £AST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINGIS.

COMMONLY KNOWN AS: 8137 South Crandon Ave, Chicago, IL 60617

PIN: 20-36-222-012-0000

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; 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, tide, 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, his/her/their heirs and assigns forever.

REAL ESTATE TRANSFER TAX		30-Jul-2020	
		COUNTY:	140.00
		ILLINOIS:	280.00
		TOTAL:	420.00
20-36-22	2-012-0000	20200701640922	0-441-507-552

Landtrust National Title 120 S. LaSalle St. Suite 1700 Chicago, IL 60603

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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 Sole Director the day and year first above written.

Janusz Sikon	
JS Remodeling Inc.	
By: Sole Director	
STATE OF ILLINOIS)	OFFICIAL SEAL
) SS	SEBASTIAN KOS S
COUNTY OF COOK)	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:08/24/21
<i>y</i>	
I, the undersigned Notary Purise in and for said CERTIFY that, Janusz Sikon, personally known to an Illinois Corporation, of said corporation, and personame is subscribed to the foregoing instrument, appacknowledged that as such Sole Director, he signed free and voluntary act, and deed of said corporation. Given under my hand and official seal, this	me to be the Sole Director of, <u>JS Remodeling Inc.</u> sonally known to me to be the same person whose eared before me this day in person, and severally I, sealed and delivered the said instrument as his, for the uses and purposes therein set forth.
Commission expires Aug. 24, 20 21,	
	NOTARY PUPLIC
This instrument prepared by: Sebashan Ko	s roest. Hinsdale In 60521
MAIL TO:	SEND SUBSEQUENT TAX PILLS TO:
Attorney Stephen Cleary	KENWETHI), Angele J. Gilkes
Cleary and Associates, LTD	8137 South Crandon Ave
1725 North Nordica Ave	Chicago, IL 60617
Chicago, IL 60707-4320	

REAL ESTATE TRANS	30-Jul-2020	
	CHICAGO:	2,100.00
	CTA:	840.00
	TOTAL:	2,940.00 *
20-36-222-012-0000	20200701640922	0-730-160-864

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