

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
(Individual to Individual)



2112046084D

Doc# 2112046084 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/30/2021 03:14 PM PG: 1 OF 3

Mail To:

Ivan Puljic, Esq.
10 S. LaSalle St.
Suite 2920
Chicago, IL 60603

Send Subsequent Tax Bills To:

Mehmet & Margo Binay
4845 N. Damen Ave.
Unit PH-S
Chicago, IL 60625

RECORDER'S STAMP

THE GRANTOR, Joshua Kocheck, an unmarried man, of the City of Chicago, State of Illinois, for and in consideration of Ten and no/100 DOLLARS, and other valuable consideration in hand paid,

CONVEYS and WARRANTS to Mehmet Binay and Margo Binay, ~~as tenants in common~~, ** husband and wife, tenants by the entirety*, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

See Attached Exhibit "A"

SUBJECT TO: Covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed and unconfirmed; general real estate taxes for second installment 2020 and subsequent years; hereby releasing and waiving all rights under by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 14-07-419-042-1007

Property Address: 4845 North Damen Avenue, #PH-S, Chicago, Illinois 60625

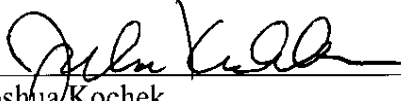
21G00023006SK
LN 1012

SIGNATURE PAGE FOLLOWS

S Y
P 3
S 4-1
M _____
SC _____
E _____
INT Ry

UNOFFICIAL COPY

Dated this 17th day of February, 2021.


Joshua Kocek

STATE OF CA)
)SS
COUNTY OF Orange)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Joshua Kocek is 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Subscribed and sworn to before me this 17 day of February, 2021.

Attached California
Notary Form
Per California Law
Notary Public

My Commission Expires: Nov 7, 2022


This instrument was prepared by:

Randall Boyer, Esq., 3223 Lake Avenue, Suite 15C-303, Wilmette, IL 60091
(Name and Address)

MAIL TO: **SEND SUBSEQUENT TAX BILLS TO:**

~~Ivan Puljic, Esq.
10 S. LaSalle St.
Suite 2920
Chicago, IL 60603~~



Mehmet & Margo Binay
4845 N. Damen Ave.
Unit PH-S
Chicago, IL 60625

REAL ESTATE TRANSFER TAX		02-Mar-2021
	CHICAGO:	5,531.25
	CTA:	2,212.50
	TOTAL:	7,743.75

14-07-419-042-1007 | 20210201644590 | 0-812-219-408

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

WARRANTY DEED: PAGE 2 OF 2

REAL ESTATE TRANSFER TAX		02-Mar-2021
		COUNTY: 368.75
		ILLINOIS: 737.50
		TOTAL: 1,106.25

14-07-419-042-1007 | 20210201644590 | 0-805-485-584

UNOFFICIAL COPY CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }

County of ORANGE }

On February 17, 2021 before me, Ross Lee Guindon, Notary Public
(Here insert name and title of the officer)

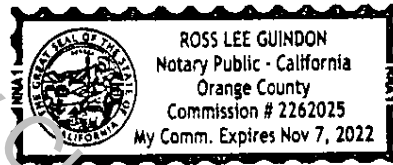
personally appeared Joshua Kochek
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

[Signature]
Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

Warranty Deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages 2 Document Date 02-17-2021

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer

(Title)

- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for a acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. ~~he/she/they~~, is /are) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.