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SPECIAL WARRANTY DEED
(Corporation to Individual)
(Illinois)

Doc#: 1400833056 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/08/2014 11:05 AM Pg: 1 of 3

THIS AGREEMENT, made this 22 day of OCTOBER 2013, between **GECKO REALTY, INC.**, a Maryland Corporation, whose address is Executive Plaza II Suite 200, 11350 McCormick Rd., Hunt Valley, MD 21031, a party of the first part, and **THURMAN COWAN** of 7500 S. South Shore Drive # 518, Chgo IL 60649

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten

Dollars and other good and valuable consideration the receipt of which is hereby acknowledged in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/here/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of COOK and State of Illinois known and described as follows, to wit:

1409 STS 145742 PK 1/2

LOTS 77 AND 78 IN HOWARD OVIATT'S SUBDIVISION OF LOTS 1 THROUGH 17 INCLUSIVE AND LOTS 25, 26, 29 AND 30 IN BLOCK 5 IN HILLIARD AND DOBBIN'S FIRST ADDITION TO WASHINGTON HEIGHTS IN SECTION 7, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Permanent Real Estate Number(s): 25-07-219-047-0000
Address(es) of real estate: 9800 S CHARLES, CHICAGO, IL 60643

SV 178742 S

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. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to:

- (i) general real estate taxes not yet due and payable; (ii) special taxes and assessments including but not limited for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record;

REAL ESTATE TRANSFER	12/02/2013
CHICAGO:	\$2,062.50
CTA:	\$825.00
TOTAL:	\$2,887.50

25-07-219-047-0000 | 20131101606390 | GZLHHS

REAL ESTATE TRANSFER	12/02/2013
COOK:	\$137.50
ILLINOIS:	\$275.00
TOTAL:	\$412.50

25-07-219-047-0000 | 20131101606390 | 3YA8ZX

COOK COUNTY RECORDER OF DEEDS
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GZLHHS

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(v) party wall rights and agreements, if any; (vi) encroachments; (vii) ; (viii) the Municipal Code of the municipality where the property is physically located ; (ix) public and utility easements of record; (x) private easements of record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

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.

GECKO REALTY, INC.

By: *Kirk D. Warner*
Kirk D. Warner, President

Property of Cook County Clerk's Office

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STATE OF Maryland)
) ss.

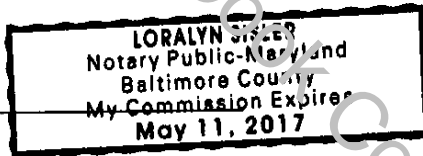
COUNTY of Baltimore

I, Loralyn Sister a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Kirk D. Warner, President personally known to me to be the President of GECKO REALTY, INC., a Maryland corporation, and 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 severally acknowledged that as such he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 official seal, this 22 day of October, 20 13.

Loralyn Sister
Notary Public

Commission expires _____



Prepared By:

John J. Voutiritsas, Esq.
8770 W. BRYN MAWR, SUITE 1300
CHICAGO, IL 60631

Send subsequent tax bills to:

Thurman Cowan
9800 S. Charles
Chicago, IL 60643

MAIL TO:

Ivy Dilworth, Atty @ Law
PO Box 20676
Chicago, IL 60620

Baltimore County Clerk's Office