

UNOFFICIAL COPY

Special Warranty Deed (Corporation to Individual)

MAIL TO:

Adam and Sona Young
2112 Maple Ave
Northbrook, IL 60062



Doc#: 1418442105 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/03/2014 11:20 AM Pg: 1 of 4

TAX BILL TO:

Adam and Sona Young
2112 Maple Ave
Northbrook, IL 60062

This indenture made this 23rd day of June 2014, between Art 2 Homes, Inc., party of the first part, and Adam C. Young and Sona Y. Young, husband and wife, as Tenants by the Entirety, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to the corporate resolution, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part individually and to his/her/their heirs and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois known and described as follow, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A" *Return to:*

PIN: 04-09-411-024-0000
Common Address: 2112 Maple Avenue, Northbrook, Illinois 60062

123 PROPER TITLE, LLC
400 Skokie Blvd Ste. 380
Northbrook, IL 60062
PT14-01157

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, 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 changed, 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: (a) Real estate taxes for the current year not due and payable; (b) Easements or encroachment existing of record, covenants, restrictions, agreements, conditions and building lines of record; (c) Governmental taxes or assessments for improvements not yet completed.

Grantor also hereby grants to the grantee, its successors or assigns, all rights and easements appurtenant to the subject until described herein, the rights and easements for the benefit of said unit set forth in the declaration of condominium; and grantor reserves to itself, its successors and assigns, all rights and easements set forth in said declaration for the benefit of the remaining land described therein. The deed is subject to all rights, easements, covenants, restrictions and reservations contained in said declaration the same as though the provisions of said declaration were recited and stipulated at length herein.

S Y
P 4
S N
SC Y
INT Y

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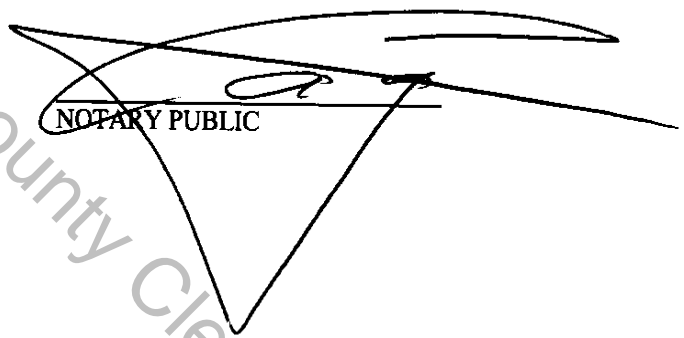
IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these present the day and year first above written.

Stanislaw Lis
By Stanislaw Lis, President
of Art 2 Homes, Inc.

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, YURI SAFONOV, a notary public in and for said County, in the State aforesaid,
DO HEREBY CERTIFY that Stanislaw Lis, President of Art 2 Homes, Inc., 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 and delivered the said instrument as his free and voluntary act for
the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 23rd day of June, 2014.


NOTARY PUBLIC



PREPARED BY
WATOR & ZAC, LLC
10711 S. ROBERTS ROAD
PALOS HILLS, ILLINOIS 60465

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Exhibit A

Legal Description

LOT 8 IN GRAHAM'S SUBDIVISION, BEING THAT PART OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTH EAST 1/4 1716 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTH 1/2 OF SAID SOUTH EAST 1/4, THENCE SOUTH ON A LINE 1716 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST 1/4, 659.75 FEET MORE OR LESS TO THE SOUTH LINE OF THE NORTH 1/2 OF THE SOUTH 1/2 OF SAID SOUTH EAST 1/4, THENCE EAST ALONG SAID SOUTH LINE 264 FEET, THENCE NORTH ON A LINE PARALLEL WITH THE WEST LINE OF SAID SOUTH EAST 1/4 TO THE NORTH LINE OF THE SOUTH 1/2 OF SAID SOUTHEAST 1/4, THENCE WEST ALONG SAID NORTH LINE 264 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 04-09-411-024-0000

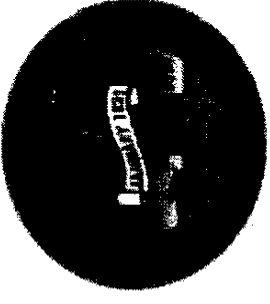
Office of Cook County Clerk's Office

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PTM-1157

REAL ESTATE TRANSFER TAX

25-Jun-2014



COUNTY:
ILLINOIS:
TOTAL:

595.00
1,190.00
1,785.00

04-09-411-024-0000 | 20140601605675 | 0-901-881-600

Property of Cook County Clerk's Office