

UNOFFICIAL COPY



1425922126D

Doc#: 1425922126 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/16/2014 03:06 PM Pg: 1 of 3

SPECIAL WARRANTY DEED

① GWT # 12-0398

THIS INDENTURE, made this 9<sup>th</sup> day of September, 2014, between Prospect Federal Savings Bank, a banking association organized under the laws of the United States of America, in good standing, principally located in the County of Cook, State of Illinois and duly authorized to transact business in the State of Illinois, GRANTOR, on the one hand, and Richard Chlebek, married to Grace Chlebek, and Stanislaw Gawelda, married to Dorota Gawelda, GRANTEES, on the other hand.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN Dollars (\$10.00) in hand paid by Grantees, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the said Grantees, not as tenancy in common but in joint tenancy, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART THEREOF**

Address of Real Estate: 8756 S. Francisco Ave., Evergreen Park, IL 60805  
Permanent Real Estate Index Number: 24-01-106-031-0000

Grantor warrants and covenants to Grantees and their successors and assigns, that Grantor has not made, done, executed or suffered any act or thing whereby the above described premises, or any part thereof, has become encumbered by or through Grantor.

SUBJECT TO: Covenants, conditions and restrictions of record; private, public and utility easements, building lines and roads and highways; party wall rights and agreements; existing leases and tenancies; acts done by or suffered through Grantees; and general real estate taxes for the year 2014 and subsequent years.

TO HAVE AND TO HOLD said premises not in tenancy in common but in joint tenancy forever together with all the hereditaments and appurtenances thereunto.

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In Witness Whereof, said Grantor has caused its name to be signed to these presents by its officer the day and year first above written.

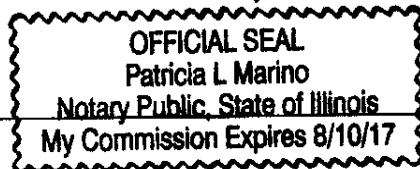
Prospect Federal Savings Bank,

By: Steven F. Rosenbaum  
 Name: Steven F. Rosenbaum  
 Title: President & CEO

STATE OF ILLINOIS     )  
   )  
 COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for said county, in the State aforesaid, DO HEREBY CERTIFY that Steven F. Rosenbaum, President & CEO of Prospect Federal Savings Bank, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President & CEO of Prospect Federal Savings Bank, appeared before me this day in person and acknowledged that he signed and delivered the said instrument as his own free and voluntary act and as the free and voluntary act of said Prospect Federal Savings Bank, for the uses and purposes therein set forth.

Given under my hand and official seal, this 2<sup>ND</sup> day of September, 2014.



Patricia L. Marino (Notary Public)

Prepared By:  
 Jennifer M. Breems  
 Ruff, Freud, Breems & Nelson Ltd.  
 200 North LaSalle Street, Suite 2020  
 Chicago, Illinois 60601

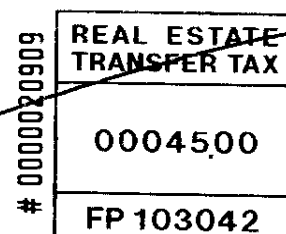
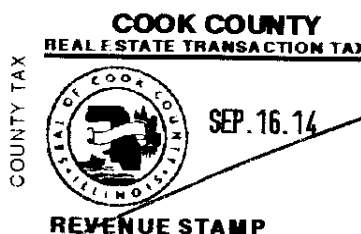
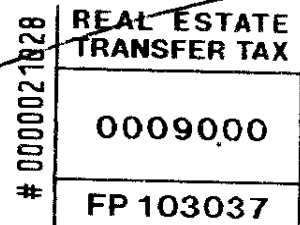
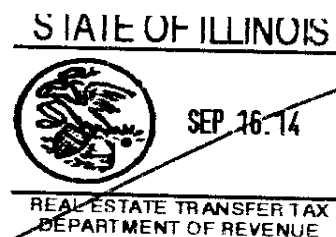
**No. 2627**  
 Village of Evergreen Park  
 \$ 450.00  
Unaudited  
 Real Estate Transaction Stamp

Mail To:

Richard CHLEBEK  
8945 S. Maple Lane  
Hickory Hills, IL 60457

Name and Address of Taxpayer:

Richard CHLEBEK  
8945 S. Maple Lane  
Hickory Hills, IL 60457



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## EXHIBIT A

### PARCEL 1:

LOT 19 (EXCEPT THE NORTH 5 FEET) AND LOT 20 IN FRANK DE LUGACH'S BEVERLY FOREST, BEING A SUBDIVISION OF THE EAST QUARTER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EAST HALF OF VACATED ALLEY WEST OF AND ADJOINING PARCEL 1, IN COOK COUNTY, ILLINOIS.

PIN: 24-01-106-031-0000

Commonly Known As: 8755 S. Francisco Ave., Evergreen Park, IL 60805