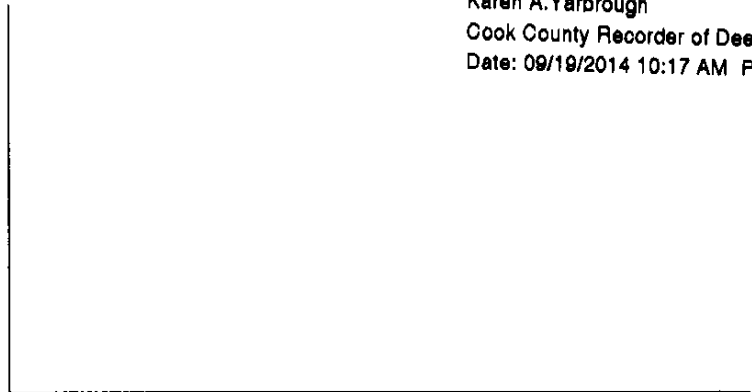




Doc#: 1426241027 Fee: \$48.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 09/19/2014 10:17 AM Pg: 1 of 5

①
8/19/14 3:36 PM



Above Space for Recorder's Use Only

SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED**, made as of August 22, 2014 by **JOEL T. PELZ AND WANDA C. PELZ**, married to each other, having an address of 9250 S. Pleasant Avenue, Chicago, IL 60643 ("Grantor") to and in favor of **CRISTOFER J. KOWALSKY AND DANIELLE N. KOWALSKY**, husband and wife, not in Joint Tenancy, not in Tenancy in Common, but in Tenancy by the Entirety, having an address of 3819 N. 37th St., Phoenix, AZ 85018 ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN, CONVEY AND TRANSFER unto Grantee, and to their respective successors and assigns, FOREVER, all of the real estate situated in the County of Cook and State of Illinois known and described on Exhibit A attached hereto and by this reference made a part hereof, including all improvements located thereon (collectively, the "**Premises**"), subject to those matters set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**").

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining (including any right, title and interest of Grantor in and to adjacent streets, alleys or rights of way and in and to any strips or gores adjoining such real estate), 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 Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances:

TO HAVE AND TO HOLD the Premises as above described, with the appurtenances, unto the Grantee, their respective successors and assigns forever.

Box 400-CTCC

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UNOFFICIAL COPY

And the Grantor, for itself, and its successors and assigns, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that during the period that Grantor has owned title to the Property, it has not done or suffered to be done anything whereby the Premises hereby granted is, or may be, in any manner encumbered or charged, except for the Permitted Exceptions set forth on Exhibit B attached hereto and made a part hereof; and that subject to such Permitted Exceptions, the Grantor does covenant to **WARRANT AND FOREVER DEFEND** the Premises against the lawful claims and demands of all persons claiming by, through or under the Grantor, but against none other.

[SIGNATURE PAGE FOLLOWS]

REAL ESTATE TRANSFER TAX 25-Aug-2014



COUNTY:	373.50
ILLINOIS:	747.00
TOTAL:	1,120.50

25-06-402-034-0000 | 20140801623953 | 1-388-075-136

REAL ESTATE TRANSFER TAX 25-Aug-2014



CHICAGO:	5,602.50
CTA:	2,241.00
TOTAL:	7,843.50

25-06-402-034-0000 | 20140801623953 | 1-869-609-088

UNOFFICIAL COPY

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed this 22 day of August, 2014.

Joel T. Pelz

 JOEL T. PELZ

Wanda C. Pelz

 WANDA C. PELZ

STATE OF ILLINOIS)
) SS
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that **JOEL T. PELZ AND WANDA C. PELZ**, married to each other, 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 acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of August 2014.

[Signature]

 Notary Public



***** NOTARIAL RECORD RETAINED BY NOTARY PUBLIC *****

UPON RECORDING RETURN TO:
 ROBERT E. REIDY, ESQ.
 7667 W. 95TH STREET
 SUITE 202
 HICKORY HILLS, IL 60457

MAIL TAX BILLS TO:
 CRISTOFER J. KOWALSKY
 9250 S. PLEASANT AVE.
 CHICAGO, IL 60643

THIS INSTRUMENT WAS PREPARED BY:
 PENELOPE P. CAMPBELL, ESQ.
 JENNER & BLOCK LLP
 353 N. CLARK STREET
 CHICAGO, IL 60654-3456

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EXHIBIT A LEGAL DESCRIPTION

LOT 18 AND 19 IN BLOCK 4 IN BEVERLY HILLS, A SUBDIVISION OF BLOCKS 22, 23, 24, 25, 31 AND 32 IN HILLARD AND DOBBINS' SUBDIVISION OF BLOCKS 1 TO 5 INCLUSIVE IN A. BOOTH'S SUBDIVISION OF BLOCKS 10, 11, 12 IN HILLARD AND DOBBINS SUBDIVISION, A SUBDIVISION OF SECTION 6, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, INCOOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER: 25-06-402-034-0000

COMMONLY KNOWN AS: 9250 S. PLEASANT AVENUE
CHICAGO, IL, 60643

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EXHIBIT B

Permitted Exceptions

1. 2014 Taxes not yet due or payable.

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____

COOK COUNTY
RECORDER OF DEEDS
SCANNED BY _____