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Doc#: 1511010028 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/20/2015 10:53 AM Pg: 1 of 3

THIS INSTRUMENT PREPARED
BY:

Deborah T. Haddad
O'DONNELL HADDAD LLC
14044 Petronella Drive
Suite 1
Libertyville, Illinois 60048

ST 5155 802

HZ 1/2

ABOVE SPACE FOR RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 13th day of April, 2015, between **North Mark Construction, LLC**, a limited liability company created and existing under and by virtue of the laws of the State of Illinois ("Grantor"), and **Pop Chapman and Sarah Ramos**, husband and wife, not as joint tenants or tenants in common but as tenants by entirety ("Grantee"), WITNESSETH, that Grantor, 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 Grantee, the receipt and sufficiency of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee and to Grantee's 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:

LOT 14 IN BLOCK 3 IN AUSTIN PARK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 17 TOWNSHIP 39 NORTH RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 Grantor, 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 Grantee and Grantee's heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee and Grantee's 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 it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to:

S X
P 13
S N
SC Y
INT tab

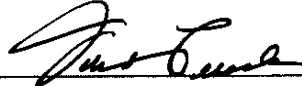
BUX 333-CTD

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IN WITNESS WHEREOF, said Grantor has caused its name to be signed to these presents on the day and year first above written.

GRANTOR:

North Mark Construction, LLC,
an Illinois limited liability company



By: Julie Pelock
Its: Member

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 Julie Pelock, the Member of North Mark Construction, LLC, an Illinois limited liability company (the "Company"), personally known 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 said instrument as his own free and voluntary act, and as the free and voluntary act of the Company for the uses and purposes therein set forth.

GIVEN under my hand and Notarial seal this 13th day of April, 2015.


Notary Public

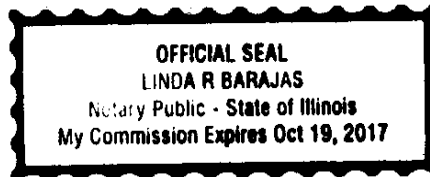
MAIL TO:

Amy Muran Felton
332 Linden Avenue
Oak Park, Illinois 60302

SEND SUBSEQUENT TAX BILLS TO:

Ron Chapman and Sarah Ramos
918 S. Taylor Avenue
Oak Park, Illinois 60304

OR RECORDER'S OFFICE BOX NO. ____



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General real estate taxes not yet due and payable at the time of closing; easements, covenants, restrictions, agreements, conditions and building lines of record which do not interfere with the use of the Premises for residential purposes; applicable zoning and building laws and ordinances; unrecorded public utility easements, if any; plats of subdivision and dedication and covenants, conditions and restrictions thereon; acts done or suffered by or judgments against Grantee or anyone claiming under Grantee; and liens and other matters of title over which the title company, is willing to insure without cost to Grantee and matters of survey.

Permanent Real Estate Index Number: **16-17-305-010-0000**

Address(es) of real estate: **918 S. Taylor Avenuc, Oak Park, Illinois 60304**



APR 13 15

0008003705

REAL ESTATE TRANSFER TAX
0144000
FP 102801

REAL ESTATE TRANSFER TAX 15-Apr-2015



COUNTY:	90.00
ILLINOIS:	180.00
TOTAL:	270.00

16-17-305-010-0000 | 20150401675425 | 1-963-279-744