

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

15009231 1052



PRISM TITLE
1011 E Touhy Ave, # 350
Des Plaines, IL 60018

Doc#: 1513950005 **Fee:** \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/19/2015 07:54 AM Pg: 1 of 4

Property of Cook County Clerk's Office

THIS INDENTURE, made this 27th of March, 2015 between JBMM Investments LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Piotr Walczak and Daria Walczak

(GRANTEE'S ADDRESS) 4421 N Neenah, Harwood Heights, IL 60706

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN & 00/100 DOLLARS, 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 authority of the Managers of said company, by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, FOREVER, all the following described land, situate in the County of Cook and State of Illinois known and described as follows, to wit: SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Covenants, conditions and restrictions of record, General taxes for the year 2014 and subsequent years.

Permanent Real Estate Index Number(s): 12-25-106-023-0000
Address(es) of Real Estate: 3105 N 77th Avenue Elmwood Park, IL 60707

Together with all the singular and 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 said 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 said party of the second part, their heirs and assigns forever.

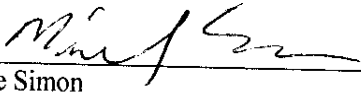
And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered 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, **WILL WARRANT AND FOREVER DEFEND.**

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

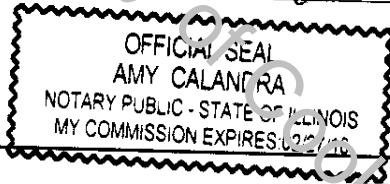
JBMM Investments LLC

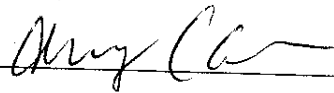
By 
Mike Simon
Manager

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, **DO HEREBY CERTIFY**, that Mike Simon personally known to me to be the Manager of the JBMM Investments LLC, and personally known to me to be the same person(s) whose name(s) are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that as such Manager he signed and delivered the said instrument, pursuant to authority given by the Managers of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 24 day of March, 2015.



 (Notary Public)

Prepared By: Dean J. Lurie
1 E Wacker Drive, Suite 2610
Chicago, IL 60601

Mail To:
Joanna Klimek
Debicki Law Group
832 E Rand Road, Suite 15
Mount Prospect, IL 60056

Name & Address of Taxpayer:
Piotr Walczak
3105 N 77th Avenue
Elmwood Park, IL 60707



Village of Elmwood Park
Real Estate Transfer Stamp

\$770.00

PROCESSED BY COUNTY CLERK'S OFFICE

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EXHIBIT A

File No.: 15029231

County: COOK

Property Address: 3105 N. 77TH AVE., ELMWOOD PARK, IL 60707

Legal Description: LOT 24 IN BLOCK 2 IN WESTWOOD, BEING MILLS AND SONS SUBDIVISION IN THE WEST HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 12-25-106-023-0000

Property Address: 3105 N. 77TH AVE., ELMWOOD PARK, IL 60707

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REAL ESTATE TRANSFER TAX

12-May-2015



COUNTY:

77.00

ILLINOIS:

154.00

TOTAL:

231.00

12-25-106-023-0000

| 20150301671232

| 0-688-409-984

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