

# UNOFFICIAL COPY

A15-0657EB

This instrument Prepared by:



Law office of  
Christopher S. Koziol, P.C.  
6444 N. Milwaukee Ave  
Chicago, IL 60631

Doc#: 1514634005 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 05/26/2015 08:25 AM Pg: 1 of 2

Return and mail tax statement to:

John S. Anderson  
6148 S. Ellis Ave  
Chicago, IL 60637

## SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this 6th day of May, 2015 by K DEVELOPMENT LLC whose address is 170 W. Burton, Chicago, IL 60610 hereinafter called GRANTOR, grants to JOHN S. ANDERSON AND EMILY J. ANDERSON, husband and wife whose address is 734 Mulford St, Apt 2, Evanston, IL 60202 hereinafter called GRANTEE.

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$ 335,000.00 and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE, all that certain land, situated in Cook County, Illinois, wiz:

LOT 6 IN MARVIN A. FARR'S SUBDIVISION OF LOT 26 IN SNOW AND DICKINSON'S SUBDIVISION OF BLOCKS 4, 5 AND 6 (EXCEPT THE NORTH 50 FEET THEREOF) IN CHARLES BUSBY'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT 2-1/2 ACRES) IN THE CITY OF CHICAGO, COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 20-14-309-012-0000  
Address of Real Estate: 6148 S. ELLIS AVE, CHICAGO, IL 60637

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

CSRD REVIEWER

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Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To have and to hold, the same in fee simple forever AS TENANTS BY THE ENTIRETY.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

K DEVELOPMENT, LLC

By: *Bogdan Klek*

Its: \_\_\_\_\_

State of Illinois )

County of Cook )

REAL ESTATE TRANSFER TAX

21-May-2015



|          |          |
|----------|----------|
| CHICAGO: | 2,512.50 |
| CTA:     | 1,005.00 |
| TOTAL:   | 3,517.50 |

20-14-309-012-0000 | 20150501684078 | 2-058-820-992

The foregoing instrument was hereby acknowledged before me this 6<sup>TH</sup> day of May, 2015 by Bogdan Klek, managing member of K DEVELOPMENT, LLC, who is personally known to me or who has produced *Bogdan Klek*'s identification and who signed this instrument willingly.



Notary Public

My commission expires \_\_\_\_\_

REAL ESTATE TRANSFER TAX

22-May-2015



|           |        |
|-----------|--------|
| COUNTY:   | 167.50 |
| ILLINOIS: | 335.00 |
| TOTAL:    | 502.50 |

20-14-309-012-0000 | 20150501684078 | 0-626-433-408