

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Statutory (Illinois)
(Corporation to Individual(s))

Caution: Consult a lawyer before using or acting under this form. Neither the publisher nor the Seller of this form makes any warranty with respect thereto, including any warranty or merchantability or fitness for a particular purpose.



Doc#: 1514944052 Fee: \$64.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/29/2015 12:55 PM Pg: 1 of 3

The Grantor, National Residential Nominee Services, Inc., a Delaware Corporation of 900 Wilshire Drive Suite 107, Troy, MI 48084 ("Grantor") for and in consideration of the sum of Ten and 00/100s-----(\$10.00) Dollars, and other good and valuable consideration in hand paid, CONVEYS and Specially WARRANTS ** to Scott R. Kosmarek ("Grantee") of 2146 W. 24th Street Chicago, IL 60608, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: (See Reverse Side for Legal Description)

(Strike Inapplicable)

~~As Tenants In Common~~
~~Not as Tenants in Common, but as Joint Tenants~~
~~Not as Joint Tenants, Not as Tenants in Common, but as Tenants By The Entirety Forever~~
4. Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises (As ~~tenants in common~~ ~~As Tenants in Common, but in JOINT TENANCY~~ ~~Not as Joint Tenants, Not as Tenants in Common~~ ~~As Tenants By The Entirety~~), forever.

Subject to: See Reverse Side hereof.

Permanent Real Estate Index Number: 19-18-428-049-0000
Address of Real Estate: 6233 South Natchez Avenue, Chicago, Illinois 60638

Dated this 26 day of March, 2015.

National Residential Nominee Services, Inc.

By: Kay M. Munger

Name: Kaymunger Title: V.P.

IMPRESS CORPORATE
SEAL HERE

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY that Kaym. Munger personally known to me to be duly authorized by the National Residential Nominee Services, Inc, she signed and delivered the said instrument and caused the corporate seal of said corporation to be fixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as her free and voluntary act and for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of March, 2015

Commission expires: 3-26-2021 Serafina A. Damico
NOTARY PUBLIC

SERAFINA A DAMICO
NOTARY PUBLIC-STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires 3/26/2021
Acting in the County of Oakland

This instrument was prepared by Richard Shopiro, Sulzer & Shopiro, Ltd., 111 W. Washington, Suite 855, Chicago, IL 60602

CORD REVIEWER RA

FIDELITY NATIONAL TITLE CHISOD242

2053

(3)

UNOFFICIAL COPY



LEGAL DESCRIPTION


Of premises commonly known as: 6233 South Natchez Avenue, Chicago, Illinois 60638

See Exhibit 'A' attached hereto.

**The Grantor hereby covenants that the premises are free and clear from any encumbrance done or suffered by Grantor; and that Grantor will warrant and defend the title to said premises until the said Grantee and unto the Grantee's heirs, successors and assigns forever, against the lawful claims and demands of all persons claiming by, under or through Grantor.

Subject to: SUBJECT TO RESTRICTIONS OF RECORD, CONDITIONS, RESERVATIONS AND EASEMENTS, ZONING ORDINANCES, IF ANY, AND GENERAL TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE AND THOSE ITEMS MENTIONED IN THE CONTRACT.

REAL ESTATE TRANSFER TAX		06-May-2015
	COUNTY:	79.00
	ILLINOIS:	158.00
	TOTAL:	237.00
19-18-428-049-0000 20150401674735 1-606-808-960		

REAL ESTATE TRANSFER TAX		06-May-2015
	CHICAGO:	1,185.00
	CTA:	474.00
	TOTAL:	1,659.00
19-18-428-049-0000 20150401674735 1-459-148-160		

MAIL TO:

JohnKoziel
6413 W. 63rd Street
Chicago, IL 60638

SEND SUBSEQUENT TAX BILLS TO:

Scott Kaczmarek
6233 South Natchez Avenue
Chicago, Illinois 60638

UNOFFICIAL COPY

File No.: 744466

Customer File No.: 153384

Exhibit "A"

THE NORTH 4 FEET OF LOT 20 AND THE SOUTH 34 FEET OF LOT 21 IN BLOCK "E" IN THIRD ADDITION TO
FREDERICK H. BARTLETT'S 63RD STREET INDUSTRIAL DISTRICT BEING A RESUBDIVISION OF BLOCK 5 AND THE
WEST 1/2 OF BLOCKS 3 AND 8 IN HALL'S ADDITION TO
CHICAGO BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH,
RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office