

UNOFFICIAL COPY

ATTENTION: MAIL TO:
SOUTHERN TITLE, LLC
100 N. LAUREL RD.
SUITE 305
PARK RIDGE, IL 60068



SPECIAL WARRANTY DEED

1518956001
10/1

Doc#: 1518956001 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/08/2015 07:21 AM Pg: 1 of 2

THE GRANTORS, PAWEL INGIFLEWICZ, A MARRIED MAN, AND KRZYSZTOF FIGULA, A MARRIED MAN, of the County of Cook and State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration, CONVEY and WARRANT to

PAUL HOFFMAN AND MARGARET HOFFMAN, husband and wife, of

not as tenants in common and not in joint tenancy, but as TENANTS BY THE ENTIRETY, the following described Real estate situated in the County of COOK, State of Illinois, to wit:

LOT 1 (EXCEPT THE SOUTH 10 FEET 7-3/4 INCHES) IN BLOCK 5 IN GRAND ADDITION TO EDISON PARK, A SUBDIVISION OF THE EAST 25 ACRES OF THE WEST 30 ACRES OF THE NORTH 60 ACRES AND THE NORTH 30 ACRES OF THE WEST 50 ACRES OF THE SOUTH 100 ACRES OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THE NORTH 36 FEET AND 2 INCHES OF LOT 20 IN BROWNS SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 09-36-208-022-0000 and 09-36-208-036-0000

COMMONLY KNOWN AS: 7058 N. OLEANDER AVE., CHICAGO, IL 60631

Grantors, for themselves, their successors and/or assigns, hereby covenant and represent that they have not done or suffered to be done anything whereby the premises hereby conveyed, is or may be, in any manner, encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by through or under grantors, subject to (a) general real estate taxes not due and payable at the time of Closing; (b) applicable zoning and building laws and ordinances; (c) acts done or suffered by Purchaser or anyone claiming by, through, or under Purchaser; (d) easements, agreements, conditions, covenants, and restrictions of record, if any; and (e) liens and other matters of title over which the Title Insurer, as hereinafter defined, is willing to Insure without cost to Purchaser. **THE BUYERS/GRANTEES HEREBY WAIVE AND DISCLAIM ANY AND ALL WARRANTIES PROVIDED BY LAW, INCLUDING BUT NOT LIMITED TO THE WARRANTY OF MERCHANTABILITY, WARRANTY OF GOOD WORKMANSHIP, WARRANTY OF HABITABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. SELLER/GRANTOR HAS PROVIDED AT CLOSING IN LIEU OF ALL WARRANTIES, EXPRESS OR IMPLIED, A ONE-YEAR LIMITED WARRANTY.**

BUYER'S INITIALS: PH MH
Buyer's initials

This property constitutes non-invested property

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DATED this 30th day of June 2015

[Signature] (SEAL)
PAWEL INGIELEWICZ

[Signature] (SEAL)
KRZYSZTOF FIGULA

State of Illinois, County of COOK ss. I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAWEL INGIELEWICZ and KRZYSZTOF FIGULA, 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 severally 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 30th day of June, 2015

Commission expires 3/24, 2018

[Signature]
NOTARY PUBLIC

"OFFICIAL SEAL"
MATTHEW S PAYNE
Notary Public, State of Illinois
My Commission Expires 3/24/2018

This instrument prepared by
Matthew S. Payne, The Payne Law Office, Chartered, 6444 N. Milwaukee Ave., Chicago, IL 60631

MAIL TO:
Christina Zy20A Law Office
209 W. Washington #1204
Chgo IL 60606

SEND SUBSEQUENT TAX BILLS TO:
Pavla and Maggie Hoffman
7058 N. Olcondor Ave
Chgo IL 60631

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		07-Jul-2015
	CHICAGO:	5,812.50
	CTA:	2,325.00
	TOTAL:	8,137.50
09-36-208-022-0000 20150601602231 0-064-492-416		

REAL ESTATE TRANSFER TAX		07-Jul-2015
	COUNTY:	387.50
	ILLINOIS:	775.00
	TOTAL:	1,162.50
09-36-208-022-0000 20150601602231 1-138-234-240		