

UNOFFICIAL COPY

A15-2617(CD)ED

This instrument Prepared by:

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



Doc#: 1535119012 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/17/2015 08:43 AM Pg: 1 of 2

Return and mail tax statement to:

Eric Malorny
Susan Malorny
3530 N. Osceola Ave
Chicago, IL 60634

SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this 11th day of December, 2015 by C3 HOME SOLUTIONS, LLC, whose address is 4025 N. Springfield Ave, # 2, Chicago, IL 60618 hereinafter called GRANTOR, grants to ERIC MALORNY AND SUSAN MALORNY, whose address is 4701 N. Chester Ave, Chicago, IL 60656 hereinafter called GRANTEE. *husband and wife*

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 TEN AND NO/100 DOLLARS (\$10.00) 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 13 IN BLOCK 10 IN SAWIAK AND COMPANY'S FIRST ADDITION TO ADDISON HEIGHTS, A SUBDIVISION OF PART OF LOT 2 IN ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE FRACTIONAL SECTION 24, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 12-24-402-028-0000
Address of Real Estate: 3530 N. OSCEOLA AVE, CHICAGO, IL 60634

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.~~ *R*
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.

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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.

C3 HOME SOLUTIONS, LLC

By: *Travis Clark*

Its: Manager

REAL ESTATE TRANSFER TAX		16-Dec-2015
	CHICAGO:	2,662.50
	CTA:	1,065.00
	TOTAL:	3,727.50
12-24-402-028-0000 20151201651638		0-639-276-096



State of Illinois)

County of Cook)

The foregoing instrument was hereby acknowledged before me this 11TH day of December, 2015 by Travis Clark, member of C3 HOME SOLUTIONS LLC who is personally known to me or who has produced DRIVER LICENSE identification and who signed this instrument willingly.



Christopher S. Koziol
Notary Public
My commission expires _____

REAL ESTATE TRANSFER TAX		16-Dec-2015
 	COUNTY:	177.50
	ILLINOIS:	355.00
	TOTAL:	532.50
12-24-402-028-0000 20151201651638		1-963-889-728