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PK 1 of 2

Doc#: 1600756289 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/07/2016 01:14 PM Pg: 1 of 3

MAIL TO:

Daniel June

4331 Oak Park

Harwood Heights IL
60706

Dec ID 20151201650359
ST/CO Stamp 0-154-971-200 ST Tax \$250.00 CO Tax \$125.00

(The Above Space For Recorder's Use)

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 7 day of December, 2015 between SORIN VLAD, married to *June FLAVIA VLAD, 6610 N. Kenon, Lincolnwood, IL 60712, as GRANTOR, and Daniel June and Daniela June, husband and wife, as Tenants by the Entirety, of 4331 Oak Park, Harwood Heights, Illinois, 60706 as Grantee.

WITNESSTH, the Grantor, in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, CONVEY(S) the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and/or assigns, FOREVER, all of the following described real estate, situated in the County of Cook, State of Illinois and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

THIS IS NOT HOMESTEAD PROPERTY

Together with all 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, unto the Grantee, either in law or in 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 Grantee, its successors and assigns forever.

And the Grantor, for itself and its successors and assigns, does covenant, promise and agree, to and with Grantee, its, his, her or their successors and/or 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 GRANTOR WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming the same, by, through or under it, subject to the following that the same do not interfere with Grantee's use or access to the subject Property, if any:

1. Real estate taxes not yet due and payable and for subsequent years;
2. Public and utility easements;
3. Covenants, conditions, restrictions of record as to use and occupancy;
4. Applicable zoning and building laws, ordinances and restrictions;
5. Grantee's mortgage, and
6. acts done or suffered by the Grantee

12-12-15
 VILLAGE OF HARWOOD HEIGHTS
 REAL ESTATE TRANSFER TAX
0218 \$ 2500

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TO HAVE AND TO HOLD the same unto said Grantee, and to the proper use, benefit and behalf, forever, of said Grantee.

IN WITNESS WHEREOF, Grantor has caused its name to be signed the date and year first above written



SORIN VLAD

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that Sorin Vlad, married to ELANIS VLAD, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth



Given under my hand and notary seal, this 7 day of Dec, 2015



NOTARY PUBLIC

This Deed was prepared by: David Chaiken, 111W. Washington, Chicago, IL 60602



REAL ESTATE TRANSFER TAX		06-Jan-2016
	COUNTY:	125.00
	ILLINOIS:	250.00
	TOTAL:	375.00

13-18-400-048-0000 | 20151201650359 | 0-154-971-200

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EXHIBIT A

LEGAL DESCRIPTION

The North 37.39 feet of Lot 25 in Block 4 in Volk Brothers Montrose and Oak Park Avenue Subdivision, being a Subdivision of the South 1/2 of Section 18, Township 40 North, Range 13 East of the Third Principal Meridian, lying North of the Indian Boundary line (Except a 66 foot strip formerly railroad right of way and except the West 2329.4 feet thereof) according to the Plat thereof recorded September 23, 1924 as document number 8601610, in Cook County, Illinois

PIN: 13-18-400-048-0000

ADDRESS OF PROPERTY: 4331 Oak Park, Harwood Heights, ILLINOIS 60706

Send Subsequent tax bills to:

DANIEL JUNG

4331 OAK PARK

HARWOOD HEIGHTS, IL 60706