

# UNOFFICIAL COPY

*AK-101451*  
**SPECIAL WARRANTY  
DEED**

Doc#: 1616255015 Fee: \$52.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/10/2016 08:46 AM Pg: 1 of 3

*This instrument was prepared by:*  
**Alexander Demchenko, Esq.**  
**Demchenko & Kashuba LLC**  
**2338 W. Belmont Ave.**  
**Chicago, IL 60618**

Dec ID 20160501611318  
ST/CO Stamp 0-951-695-680 ST Tax \$710.00 CO Tax \$355.00  
City Stamp 0-452-691-264 City Tax: \$7,455.00

**THE GRANTOR, MK CONSTRUCTION & BUILDERS, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of TEN (10) DOLLARS and other good and valuable consideration in hand paid, and pursuant to the authority given by the Board of Directors of said corporation, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEE, **JEFFREY HASSAN**, a married man, of the County of Cook, State of Illinois, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**LOT 11 (EXCEPT THE WEST 16 FEET THEREOF) AND LOT 12 IN BLOCK 8 IN WILLIAM H. CONDIN'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

Property Index Number: 13-14-429-008-0000

Address of Real Estate: 3331 W. Cuyler Ave., Chicago, IL 60618

Together with all and singular the hereditaments and appurtenances thereto 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, of the Grantor, either in law or equity, of, in and to the said real estate, with the hereditaments and appurtenances, TO HAVE AND TO HOLD the said real estate.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors or assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND, the said real estate, against all persons lawfully claiming, or to claim the same, by through, or under it, subject to the matters set forth on Exhibit "A" attached hereto and made a part hereof.

*[The Signature Appears on the Following Page]*

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Dated this 27<sup>th</sup> day of May, 2016.

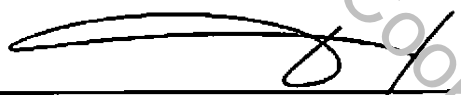
MK CONSTRUCTION & BUILDERS, INC.

By:   
 President



STATE OF ILLINOIS     )  
   ) SS.  
 COUNTY OF COOK        )


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marcin Kawa, being the President of MK Construction & Builders, Inc., an Illinois corporation, and 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 as such President, he signed and delivered the said instrument and caused the seal of said corporation to be affixed thereto pursuant to the authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and seal, this 27<sup>th</sup> day of May, 2016.

  
 Notary Public



REAL ESTATE TRANSFER TAX		08-Jun-2016
	COUNTY:	355.00
	ILLINOIS:	710.00
	<b>TOTAL:</b>	<b>1,065.00</b>
13-14-429-008-0000   20160501611318   0-951-695-680		

REAL ESTATE TRANSFER TAX		08-Jun-2016
	CHICAGO:	5,325.00
	CTA:	2,130.00
	<b>TOTAL:</b>	<b>7,455.00 *</b>
13-14-429-008-0000   20160501611318   0-452-691-264		
* Total does not include any applicable penalty or interest due.		

**AFTER RECORDING, MAIL TO:**

Chay Legal  
1990 E Argosheim Rd #260  
Schaumburg IL 60173

**SEND SUBSEQUENT TAX BILLS TO:**

Jeff Hassan  
3331 W Cuyler Ave  
Chicago IL 60618

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## EXHIBIT "A" PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable at the time of closing;
2. Applicable zoning and building laws and ordinances;
3. Encroachments, if any, which do not materially affect the use of the Real Estate as a single-family residence;
4. Easements, agreements, conditions, covenants, building set-back lines and restrictions of record;
5. Acts done or suffered by the Grantee or anyone claiming by, through or under the Grantee;
6. Any liens, claims, encumbrances or exceptions to title arising from or otherwise due to actions of the Grantee; and
7. Liens or other matters of title over which Alliance Title Corporation is willing to insure at Grantor's expense.

Property of Cook County Clerk's Office