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SPECIAL WARRANTY DEED

Doc#: 1622239023 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/09/2016 09:12 AM Pg: 1 of 4

This instrument was prepared by:

Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
2338 W. Belmont Ave.
Chicago, IL 60618

AK-2120A
JO

Dec ID 20160801639721
ST/CO Stamp 0-429-937-472 ST Tax \$540.00 CO Tax \$270.00
City Stamp 1-421-611-840 City Tax: \$5,670.00

THE GRANTOR, **PIRAMIDA DEVELOPMENT 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 GRANTEEES, **RYAN E. SEVERT** and **STEPHANIE L. BASSOS**, husband and wife, of the County of Cook, State of Illinois, not as joint tenants or tenants in common but as tenants by the entirety, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Index Number: 13-35-420-009-0000

Address of Real Estate: 1633 N. St. Louis Ave., Home A, Chicago, IL 60647

Together with all and singular the 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, 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, not as joint tenants or tenants in common but as tenants by the entirety, forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, is 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 "B" attached hereto and made a part hereof.

Dated this 15th day of August, 2016.

PIRAMIDA DEVELOPMENT INC.

By: _____



President

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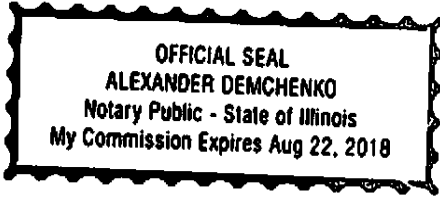
STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Volodymyr Avhustyn, being the President of Piramida Development 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 operating agreement 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 1st day of August, 2016.





 Notary Public



REAL ESTATE TRANSFER TAX		08-Aug-2016
	CHICAGO:	4,050.00
	CTA:	1,620.00
	TOTAL:	5,670.00

13-35-420-009-0000 | 20160801639721 | 1-421-611-840
 * Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		08-Aug-2016
 	COUNTY:	270.00
	ILLINOIS:	540.00
	TOTAL:	810.00

13-35-420-009-0000 | 20160801639721 | 0-429-937-472

AFTER RECORDING, MAIL TO:
MICHAEL SAMUELS
720 OSTERMAN AVE.
DEERFIELD, IL 60015

SEND SUBSEQUENT TAX BILLS TO:
RYAN SIEVIRT & STEPHANIE BASSOS
1633 N. ST. LOUIS, HOME A
CHICAGO, IL 60647

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EXHIBIT "A" LEGAL DESCRIPTION

THAT PART OF LOT 39 AND THE SOUTH 1/2 OF LOT 40 IN JAMESON'S SUBDIVISION OF BLOCK 21 IN SIMON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: STARTING AT THE SOUTHWEST CORNER OF SAID PARCEL THENCE NORTH 00 DEGREES, 03 MINUTES, 56 SECONDS WEST 10.90 FEET; THENCE NORTH 89 DEGREES, 56 MINUTES, 04 SECONDS EAST 28.73 FEET; THENCE SOUTH 89 DEGREES, 40 MINUTES, 50 SECONDS EAST 41.40 FEET; THENCE NORTH 01 DEGREES, 04 MINUTES, 18 SECONDS EAST 15.95 FEET; THENCE SOUTH 89 DEGREES, 36 MINUTES, 14 SECONDS EAST 6.90 FEET; THENCE NORTH 00 DEGREES, 23 MINUTES, 46 SECONDS EAST 1.74 FEET; THENCE SOUTH 89 DEGREES, 36 MINUTES, 14 SECONDS EAST 38.12 FEET; THENCE SOUTH 00 DEGREES, 29 MINUTES, 39 SECONDS WEST 10.10 FEET; THENCE SOUTH 89 DEGREES, 52 MINUTES, 39 SECONDS EAST 61.48 FEET; THENCE SOUTH 00 DEGREES, 04 MINUTES, 01 SECONDS EAST 18.75 FEET; THENCE NORTH 89 DEGREES, 43 MINUTES, 56 SECONDS WEST 177.00 FEET BACK TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS. (BASED ON AN ASSUMED BEARING OF NORTH 89 DEGREES, 43 MINUTES, 56 SECONDS WEST FOR THE SOUTH LINE OF THE PARCEL.)

Property Index Number (underlying): 13-35-420-009-0000

Commonly Known As: 1633 N. St. Louis Ave. Home A, Chicago, IL 60647

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EXHIBIT "B" PERMITTED EXCEPTIONS

1. General real estate taxes not due and payable at the time of closing;
2. Applicable zoning and building laws and ordinances and other ordinances of record;
3. Encroachments, if any, which do not materially affect the use of the real estate;
4. Easements, agreements, conditions, covenants, and restrictions of record, which do not materially affect the use of the real estate, including but not limited to the Declaration of Party Wall Rights, Covenants, Conditions, Restrictions and Easements dated August 1, 2016 and recorded on August 1, 2016 as Document number 1621416010;
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