

UNOFFICIAL COPY

18x2

SPECIAL WARRANTY DEED

Mail to:

DANIEL STEFANCZUK
6841 W BELMONT AVE
CHICAGO, IL 60634

Grantees Address and
Send subsequent
tax bills to:

LUKASZ P. & TERESA J. MURZANSKI
4153 N PONTIAC AVENUE
CHICAGO, IL 60634



Doc# 1630545029 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/31/2016 10:52 AM PG: 1 OF 3

CHANGING THE BUYER WITHOUT SELLER'S WRITTEN CONSENT IS VOID

THIS INDENTURE, made this 27th day of SEPTEMBER, 2016, between CITIMORTGAGE INC., a corporation created and existing under and by virtue of the laws of the United States of America and duly authorized to transact business in the State of ILLINOIS, party of the first part, and LUKASZ P. MURZANSKI and TERESA J. MURZANSKI, party of the second part. WITNESSETH, that the party of the first part, for and in consideration of the sum of \$245,000.00 (Two Hundred Forty-Five Thousand dollars and no/100s) in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does GRANT, SELL, CONVEY AND WARRANT unto the party of the second part, and to their heirs and assigns, FOREVER, by, through and under Grantor only, but not otherwise, all the following described real estate, situated in the County of COOK and the State of Illinois known and described as follows, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO ANY AND ALL COVENANTS, CONDITIONS, EASEMENTS, RESTRICTIONS AND ANY OTHER MATTERS OF RECORD.

Together with all hereditaments and appurtenances thereunder belonging, or in otherwise appertaining, and the reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditament and appurtenances: TO HAVE AND HOLD the said premises as above described, with the appurtenances, unto the part of the second part, their heirs and assigns forever.

P.I.N. (S): 12-14-402-003-0000

ADDRESS(ES): 4153 N PONTIAC AVENUE, CHICAGO, IL 60634-1028

REAL ESTATE TRANSFER TAX

31-Oct-2016



CHICAGO: 1,837.50
CTA: 735.00
TOTAL: 2,572.50

REAL ESTATE TRANSFER TAX

31-Oct-2016



COUNTY: 122.50
ILLINOIS: 245.00
TOTAL: 367.50

12-14-402-003-0000 | 20160901661592 | 0-386-154-304

12-14-402-003-0000 | 20160901661592 | 0-975-888-192

* Total does not include any applicable penalty or interest due.

Bm

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to by its (Office) Closing Analyst, (Name) Lule Huskins, and attested to by its (Office) Closing Analyst, (Name) Gillian L. Anderson, the day and year first above written.

BY: CITIMORTGAGE INC. BY OLYMPUS ASSET MANAGEMENT INC., AS ATTORNEY IN FACT;

By: Lule Huskins 9/27/16 Attest: Gillian L. Anderson 9/27/16
Lule Huskins-Closing Analyst Gillian L. Anderson-Closing Analyst
State of Maine)
) SS.
County of Cumberland)

I, the undersigned, a Notary Public in and for said County, in the State Maine aforesaid, DO HEREBY CERTIFY that Lule Huskins, personally known to me to be a Closing Analyst of Olympus Asset Management and Gillian L. Anderson, personally known to me to be a Closing Analyst of said company, and 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 acknowledged that they signed, sealed and delivered the said instrument pursuant to authority given by the Board of Directors of said company, as their free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 27 day of September, 2016.

Jennifer L. LaBier
Notary Public

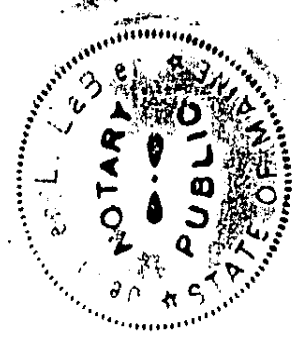
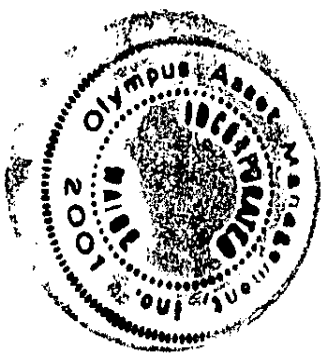
Jennifer L LaBier
Notary Public, State of Maine
My Commission Expires Nov. 30, 2022

My commission expires on _____, 20____

This instrument was prepared by Russell C. Wirbicki, 33 W. Monroe St., Suite 1140, Chicago, IL 60603.

*(Strike the paragraphs that do not apply)

1. ~~As TENANTS IN COMMON,~~
2. ~~Not as TENANTS IN COMMON but as JOINT TENANTS~~
3. Not as JOINT TENANTS, not as TENANTS IN COMMON; but as TENANTS BY THE ENTIRETY



UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT 38 IN BLOCK 3 IN FEUERBORN AND KLOSE`S IRVINGWOOD SECOND ADDITION, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 30, 1927 AS DOCUMENT NO. 9856980, IN BOOK 255 OF PLATS, PAGE 17, IN COOK COUNTY, ILLINOIS.

P.I.N. (S): 12-14-402-003-0000

ADDRESS(ES): 4153 N PONTIAC AVENUE, CHICAGO, IL 60634-1028

Property of Cook County Clerk's Office