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SPECIAL WARRANTY DEED

Doc#: 1630601064 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/01/2016 12:25 PM Pg: 1 of 3

This instrument was prepared by:
Alexander Demchenko, Esq.
Demchenko & Kashuba LLC
120 N. LaSalle St., Suite 2750
Chicago, IL 60602

Dec ID 20161001673533
ST/CO Stamp 0-948-748-096 ST Tax \$536.50 CO Tax \$268.25
City Stamp 0-184-401-728 City Tax: \$5,633.25

THE GRANTOR, MAYAC, LLC, a limited liability company 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 Manager pursuant to the operating agreement of said limited liability company, REMISES, RELEASES, ALIENS AND CONVEYS unto THE GRANTEE, TIFFANY K. SCORZO and BRIAN JOHN BEGLEY, wife and husband, 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:

LOT 9 IN E. AND L.H. HARLAND'S SUBDIVISION OF LOT 2 IN THE COUNTY OF CLERK'S DIVISION OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Index Number: 17-32-217-060-0000

Address of Real Estate: 3244 S. Carpenter St., Chicago, Illinois 60608

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, 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, 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.

[Signature Page Follows]

AM
11-2-2016

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Dated this 18th day of October, 2016.

MAYAC, LLC

By: [Signature]
Manager

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 Robert Gibes, being the Manager of Mayac, LLC, an Illinois limited liability company ("Company"), 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 Manager, he signed and delivered the said instrument and caused the seal of said Company to be affixed thereto pursuant to the authority given by the operating agreement of said Company, as his free and voluntary act, and as the free and voluntary act and deed of said Company, for the uses and purposes therein set forth.

Given under my hand and seal, this 18th day of October, 2016.

[Signature]
Notary Public



REAL ESTATE TRANSFER TAX		31-Oct-2016
	COUNTY:	268.25
	ILLINOIS:	536.50
	TOTAL:	804.75
17-32-217-060-0000 20161001673533 0-948-748-096		

REAL ESTATE TRANSFER TAX		31-Oct-2016
	CHICAGO:	4,023.75
	CTA:	1,609.50
	TOTAL:	5,633.25 *
17-32-217-060-0000 20161001673533 0-184-401-728		
*Total does not include any applicable penalty or interest due.		

AFTER RECORDING, MAIL TO:

Brian Begley
3244 S. Carpenter
Chicago IL 60608

SEND SUBSEQUENT TAX BILLS TO:

Brian Begley
3244 S. Carpenter
Chicago IL 60608

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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 and other ordinances of record;
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, and restrictions of record, which do not materially affect the use of the real estate as a single-family residence;
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