

UNOFFICIAL COPY



Special Warranty Deed

After recording mail to:

John W. Sereda, Jr.
Attorney and Counselor at Law
3833 West 111th Street, Suite 102
Chicago, IL 60655

Mail subsequent tax bills to:

Ronald Podborny
7050 177th Place
Tinley Park, IL 60477

Doc# 1703216012 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/01/2017 01:42 PM PG: 1 OF 2

This indenture, made this 10th day of January, 2017, between American Revival Company, NFP, party of the first part, and Ronald Podborny, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part Individually and to his heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois know and described as follows, to wit:

LOT 63 IN BARRETT BROS. THIRD ADDITION TO TINLEY PARK, BEING A SUBDIVISION OF PART OF LOT (6) IN CIRCUIT COURT PARTITION IN SECTION 31, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 28-31-112-039-0000

Common Address: 7050 177th Place, Tinley Park, Illinois 60477

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 party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premise as above described, with the appurtenances, unto the party of the second part their heirs and assigns forever.

This property is not a subject the Homestead Exemption Laws of the State of Illinois.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his, her, their heirs and 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 encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to: (a) Real estate taxes and special assessments not due and payable at the time of closing; (b) Applicable zoning and building laws and ordinances and other ordinances of record; (c) Existing easements; (d) Covenants, restrictions, agreements, conditions, building lines and other matters of record; (e) Governmental taxes or assessments for improvements not yet completed; (f) Acts done or suffered by party of the second part or anyone claiming by, through or under party of the second part.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents the day and year first above written.

Old Republic Title #1677929 1/2
9601 Southwest Highway
Oak Lawn, IL 60453



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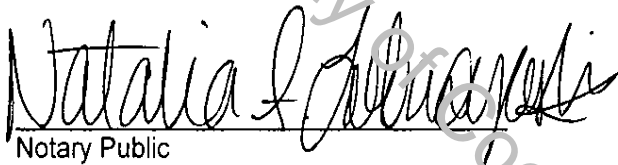
American Revival Company, NFP
By: Marek Loza, an authorized agent

Date: January 19, 2017

REAL ESTATE TRANSFER TAX		31-Jan-2017
		COUNTY: 125.00
		ILLINOIS: 250.00
		TOTAL: 375.00
28-31-112-039-0000		20170101602719 1-008-385-216

State of Illinois)
)
County of Cook)

I, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Marek Loza, personally known to me to be the same person whose name is subscribed to the foregoing instrument in the capacity as the authorized agent of the American Revival Company, NFP, appeared before me this day in persons and acknowledged that he signed and delivered the said instrument as his free and voluntary act for uses and purpose therein set forth.

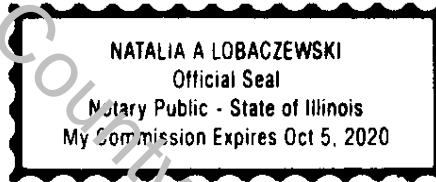


Notary Public

Date: January 19, 2017

Document Prepared by:

Loza Law Offices P.C.,
2500 E. Devon Avenue Suite 200
Des Plaines, IL 60018; Tel. (847) 297-9977



Cook County Clerk's Office