

# UNOFFICIAL COPY

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\*1706616111D\*

Doc# 1706616111 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/07/2017 02:34 PM PG: 1 OF 3

## SPECIAL WARRANTY DEED

In Consideration of the sum of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged the Property located in the State of Illinois in the County of Cook by this Deed on this date by THE GRANTOR, BZ Investments, LLC, a Limited Liability Company, Seller, of the City of Chicago and the State of Illinois does REMISE, RELEASE, ALIEN AND CONVEYS TO Dolores Mascio and Linda Dwyer, as Joint Tenants with right of survivorship and not as tenants in common, the Following Described Real Estate to-wit:

SEE LEGAL RIDER ATTACHED

P. I. No. 12-12-425-009-1002

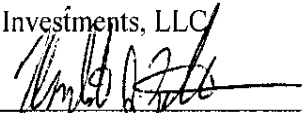
TO HAVE AND TO HOLD the said premises as above described, unto said Grantee, his heirs and assigns forever.

And Grantor, for itself, and its successors and assigns does covenant, promise and agree, to and with Grantee, his 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.

IN WITNESS WHEREOF, Umberto Zitella, Manager of BZ Investments, LLC has caused his name to be signed to this document pursuant to a duly adopted resolution.

Dated: February 28, 2017

BZ Investments, LLC

By:   
Umberto Zitella, Manager

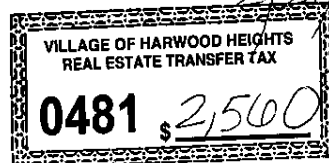
### REAL ESTATE TRANSFER TAX

07-Mar-2017



COUNTY:	128.00
ILLINOIS:	256.00
TOTAL:	384.00

12-12-425-009-1002 | 20170201617514 | 1-286-507-200



CCRD REVIEW 

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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 Umberto Zitella, Manager of BZ Investments, LLC, a Limited Liability Company, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that it was signed, sealed and delivered as a free and voluntary act for the uses and purposes therein set forth, including the release and waiver of the right of homestead, if present.

Given under my hand and official seal February 28, 2017

*Karolina Karwowska*

Notary  
(Stamp)



This instrument was prepared by: Leon C. Wexler  
526 West Parry Ave  
Chicago, Illinois 60657

MAIL TO:  
Andrew P. Maggio, Esq.  
7819 West Lawrence  
Norridge, Illinois 60706



Address of Property  
4811 North Olcott, #202  
Harwood Heights, Illinois 60706

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

UNIT 4811-202 IN THE CLOCK TOWER POINTE OF HARWOOD HEIGHTS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE PROPERTY DESCRIBED BELOW AND THE EXCLUSIVE RIGHT TO USE PARKING SPACE P1-12 AND STORAGE SPACE S1-12 LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0716903044 AND AS AMENDED BY DOCUMENT 0724215000

**PARCEL A:**

LOTS 1, 2, 3, 4, 5, 6 AND 7 IN BLOCK 9 AND LOTS 4, 5, AND 6 TOGETHER WITH THE SOUTH ½ OF THE VACATED 16 FOOT ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 4, 5, AND 6 IN BLOCK 10; AND ALL OF VACATED GUNNISON STREET LYING BETWEEN AFORESAID BLOCKS 9 AND 10 IN OLIVER SALINGER AND COMPANY' S LAWRENCE AVENUE MANOR BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST ½ OF THE SOUTH EAST ¼ AND PART OF THE WEST ½ OF THE SOUTH EAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PARCEL B::**

THAT PART OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF OLIVER SALINGER AND COMPANY' S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST ½ OF THE SOUTH EAST ¼ AND PART OF THE WEST ½ OF THE SOUTH EAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF AFORESAID SECTION-12, RECORDED APRIL 28, 1925 AS DOCUMENT 8886267, LYING WEST OF WEST LINE OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 12 AFORESAID, AND LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY' S LAWRENCE AVENUE MANOR AFORESAID, (EXCEPTING THAT PART THEREOF FALLING IN LAWRENCE AVENUE), IN COOK COUNTY, ILLINOIS

**PARCEL C:**

THAT PART OF THE SOUTH 18.61 ACRES OF THE EAST 31.86 ACRES OF THE WEST ½ OF THE SOUTH EAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF ALLEY, EXTENDED EAST, IN BLOCK 10 IN OLIVER SALINGER AND COMPANY' S LAWRENCE AVENUE MANOR, BEING A SUBDIVISION OF LOT 3 IN CIRCUIT COURT PARTITION OF THE EAST ½ OF THE SOUTH EAST ¼ AND THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPTING FROM SAID TRACT OF LAND THE EAST 333.03 FEET (MEASURED ON THE SOUTH LINE AND ALSO EXCEPTING THAT PART THEREOF WHICH LIES SOUTH OF THE SOUTH 50 FEET THEREOF, (MEASURED AT RIGHT ANGLES TO THE SOUTH LINE), IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0716903044 AND AS AMENDED BY DOCUMENT 0724215000, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE REFERRED TO REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

**PIN:** 12-12-425-009-1002

4811 North Olcott, Unit 202, Harwood Heights, Illinois 60706