

UNOFFICIAL COPY

SPECIAL WARRANTY DEED Statutory (ILLINOIS) (General)

THE GRANTOR, Beth A. Szymanski, an unmarried woman, of 813 East Hamlin Lane, Arlington Heights, IL 60004, for and in consideration of Ten and 00/100 (\$10.00) in hand paid, CONVEYS to: BETH A. SZYMANSKI, AS TRUSTEE UNDER THE PROVISIONS OF THE BETH ANNE SZYMANSKI DECLARATION OF TRUST DATED MARCH 25, 2017, all right, title and interest in the following described Real Estate situated in the County of Cook, in the State of Illinois: SEE ATTACHED EXHIBIT A



Doc# 1788729076 Fee \$44.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/28/2017 12:43 PM PG: 1 OF 4

to wit, subject to covenants, conditions and restrictions of record; private, public and utility easements and roads and highways, if any, general taxes for the year 2016 and subsequent years.

AND GRANTOR WARRANTS that it has not done or suffered to be done anything to affect title to the property during Grantor's ownership thereof or in any manner encumbered the property except as expressly set forth in this deed and further covenants and warrants that it will defend the property against all acts of Grantor and of persons asserting claims through Grantor contrary to the foregoing limited and special warranty. ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, ARE HEREBY EXPRESSLY DISCLAIMED.

Permanent Index Number (PIN): 03-29-411-139-0000

Address(es) of Real Estate: 813 East Hamlin Lane, Arlington Heights, IL 60004

Dated this 25 day of March, 2017.

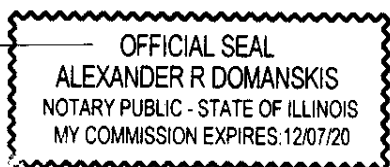
Beth A. Szymanski
Beth A. Szymanski

State of Illinois)
County of Cook) ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Beth A. Szymanski, 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25 day of March, 2017.

Commission expires: _____



Alexander R. Domanskis
Notary Public


{00539699 }

Rick

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This instrument prepared by: Alexander R. Domanskis, Boodell & Domanskis, LLC, 1 N. Franklin, #1200, Chicago, IL 60606

The foregoing transfer of title/conveyance is hereby accepted by Beth A. Szymanski, of 813 East Hamlin Avenue, Arlington Heights, IL 60004 as Trustee under the provisions of the Beth Anne Szymanski Declaration of Trust Dated March 25, 2017


Beth A. Szymanski, Trustee

Property of Cook County Clerk's Office

**COOK COUNTY
RECORDER OF DEEDS**

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EXHIBIT A

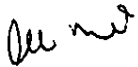
LEGAL DESCRIPTION FOR: 813 East Hamlin Avenue, Arlington Heights, IL 60004

PARCEL 1: LOT 7-5, IN ARLINGTON CROSSINGS, BEING A RESUBDIVISION OF ARLINGTON MARKET BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 28, 2007, AS DOCUMENT NO. 0705915065 AND CORRECTED BY DOCUMENT NO. 0721144016, AS RECORDED JULY 30, 2007, ACCORDING TO THE PLAT THEREOF RECORDED JULY 1, 2010 AS DOCUMENT NO. 1018229011, IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT OFR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMUNITY AREA AS DEFINED IN THAT CERTAIN COMMUNITY DECLARATION FOR ARLINGTON CROSSINGS AND ARLINGTON MARKET RECORDED DECEMBER 17, 2010 AS DOCUMENT NO. 1035144040.

PARCEL 3: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR ACCESS, INGRESS, EGRESS AND UTILITIES OVER, ACROSS AND THROUGH THE COMMON AREA AS DEFINED IN THAT CERTAIN DECLARATION FOR ARLINGTON CROSSINGS TOWNHOMES AND PROVISIONS RELATING TO EASEMENTS AFFECTING PORTIONS OF DEVELOPMENT AREA OTHER THAN THE PREMISES RECORDED DECEMBER 17, 2010 AS DOCUMENT NO. 1035144041.

This Deed is exempt under the provisions of 35 ILCS 200/31-45(e)



Attorney for Grantor

Dated: March 23, 2017

Mail to:

Alexander R. Domanskis
Boodell & Domanskis, LLC
1 N. Franklin Street, Suite 1200
Chicago, IL 60606

Send subsequent tax bills to:

Beth A. Szymanski
813 East Hamlin Avenue
Arlington Heights, IL 60004

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STATEMENT BY GRANTOR AND GRANTEE

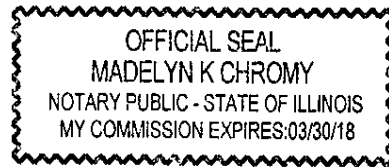
The GRANTOR or his/her agent affirms that, to the best of his/her knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Alexander R. Domanskis

Alexander R. Domanskis, Agent

Dated: March 25, 2017

Subscribed and sworn to before me by the said Alexander R. Domanskis this 25th day of March, 2017



Notary Public: *Madelyn K Chromy*

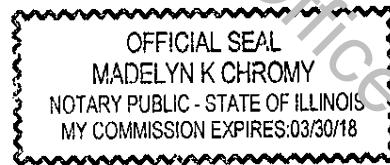
The GRANTEE or his/her agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Alexander R. Domanskis

Alexander R. Domanskis, Agent

Dated: March 25, 2017

Subscribed and sworn to before me by the said Alexander R. Domanskis this 25th day of March, 2017



Notary Public: *Madelyn K Chromy*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and a Class A misdemeanor for subsequent offenses.

[Attach to Deed or ABI to be recorded in Cook County, if exempt under the provisions of Section 4 of Illinois Real Estate Transfer Tax Act.]