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Doc#. 1715717036 Fee: \$52.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 06/06/2017 10:12 AM Pg: 1 of 3

Dec ID 20170501656813

ST/CO Stamp 2-117-487-040 ST Tax \$263.00 CO Tax \$131.50

GIT 1/2/003/7917 40031791 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 invated 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 Nicholas L. Madonia and Mia L. Madonia has tenants by the entirety and not as tenants in common, the Following Described Real Estate to-wit:

SEE LEGAL RIDER ATTACHED

P. I. No. 12-12-425-009-1085

TO HAVE AND TO HOLD the said premises as above describe i, into said Grantee, his heirs and assigns forever.

And Grantor, for itself, and its successors and assigns does covenant, promize 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 June 2, 2017

BZ Investments, LLC

Umherto Zitella Manage

VILLAGE OF HARWOOD HEIGHTS
REAL ESTATE TRANSFER TAX

0547 \$2630.00

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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 this

Notary (Stamp)

OFFICIAL SEAL
Daniella Zitella Essig
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES Jan. 6, 2019

This instrument was prepared by: Leon C Wexler

526 West Sarry Ave Chicago, Ilinais 60657

MAIL TO:

Maria A. Pavone-Macek 8546 West Lawrence Norridge, Illinois 60706

Address of Property 4811 North Olcott, Unit 613 Harwood Heights, Illinois 60706

COUNTY		,
REAL ESTATE TRANSFER TAX	C'/	05-Jun-2017
	COUNTY:	131.50
	illino'.:	263.00
	TOTAL;	394.50
40.40.405.000.4005	0470504656813	117_487_040

1715717036 Page: 3 of 3

2001/1/2 Clarks

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EXHIBIT "A"

PARCEL 1: UNIT 4811-613 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CLOCK TOWER POINTE OF HARWOOD HEIGHTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0716903044, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: TXCLUSIVE USE FOR PARKING AND STORAGE PURPOSES IN AND TO PARKING SPACE NO. T1-64, AND STORAGE SPACE NO. S4-3, LIMITED COMMON ELEMENTS, AS SET FORTH AND PEFINED IN SAID DECLARATION OF CONDOMINIUM AND SURVEY ATTACHED TIE/KETO, IN COOK COUNTY, ILLINOIS.

Property address: 4811 North Olcot Avenue Unit 613, Harwood Heights, IL 60706

Tax Number: 12-12-425-009-1085