

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

THE GRANTOR, T.G. HOMES, L.L.C., 200 Lakewood Pl., Highland Park, Illinois, an Illinois 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 and 00/100 Dollars, and other good and valuable consideration, does REMISE, RELEASE, ALIEN, AND CONVEY UNTO

BENJAMIN SIGWARTH AND MARY ELLA KENEFACE, of 1439 N. Prairie Ave., Unit 1, Chicago, IL 60605 as tenants by the entirety;

the following described Real estate situated in the County of COOK, State of Illinois, to wit:

THE NORTH 43.70 FEET OF THE WEST 125 FEET OF THE NORTH 87.4 FEET OF THE SOUTH 137.4 FEET OF THE NORTH 480.9 FEET OF THE WEST 1/2 OF LOT 2 IN BLOCK 5 IN CANFIELD, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address: 7025 N OVERHILL AVE. CHICAGO IL 60631

PIN: 09-36-105-011-0000

Grantor, for itself, its successors and/or assigns, hereby covenants and represents that it has not done or suffered to be done anything whereby the premises hereby conveyed, is or may be in any manner, encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by through or under grantor, subject to: covenants, conditions, and restrictions of record; public and utility easements; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable at the time of Closing. **THE BUYERS/GRANTEES HEREBY WAIVE AND DISCLAIM ANY AND ALL WARRANTIES PROVIDED BY LAW, INCLUDING BUT NOT LIMITED TO THE WARRANTY OF MERCHANTABILITY, WARRANTY OF GOOD WORKMANSHIP, WARRANTY OF HABITABILITY AND THE WARRANTY OF FITNESS FOR A PARTICULAR PURPOSE. SELLER/GRANTOR HAS PROVIDED AT CLOSING IN LIEU OF ALL WARRANTIES, EXPRESS OR IMPLIED, A ONE-YEAR LIMITED WARRANTY.**

BUYER'S INITIALS: BS [Signature]

AFTER RECORDING, MAIL TO:

SATURN TITLE, LLC
1030 W. HIGGINS RD.
SUITE 365
PARK RIDGE, IL 60068

1720002 142



1727555016D

Doc# 1727555016 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/02/2017 09:12 AM PG: 1 OF 2

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DATED this 25th day of September 2017

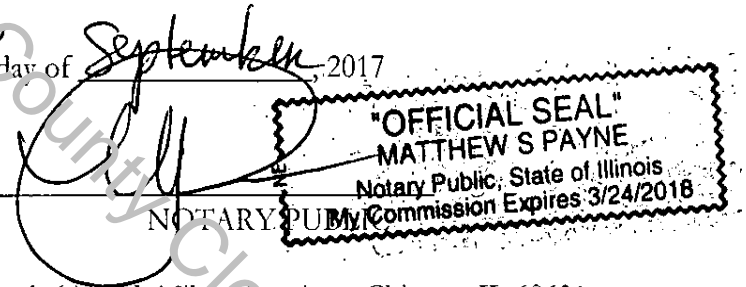
T.G. HOMES, L.L.C.

By: *[Signature]* (SEAL)
Its Authorized Member

State of Illinois, County of COOK ss. I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TOMASZ GNIEDZIEJKO, personally known to me to be the Authorized Member of T.G. HOMES, L.L.C., an Illinois Limited Liability 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 severally acknowledged that as such Authorized Member, he signed, sealed and delivered the said instrument and caused the seal of said Limited Liability Company to be affixed thereto, pursuant to authority, given by the Members of said Limited Liability Company as their free and voluntary act, and deed of said Limited Liability Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of September, 2017

Commission expires 3/24, 2018



This instrument prepared by
Matthew S. Payne, The Payne Law Office, Chartered, 6444 N. Milwaukee Ave., Chicago, IL 60631

MAIL TO:

The Girard Law Group PC
Attn: Samantha Ortman
4311 N Ravenswood
Chicago IL 60613

SEND SUBSEQUENT TAX BILLS TO:

Grantee @ Property

Recorder's Office Box No. _____

REAL ESTATE TRANSFER TAX		28-Sep-2017
	CHICAGO:	6,990.00
	CTA:	2,796.00
	TOTAL:	9,786.00 *

09-36-105-011-0000 | 20170901629543 | 1-216-243-648

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		28-Sep-2017
	COUNTY:	466.00
	ILLINOIS:	932.00
	TOTAL:	1,398.00

09-36-105-011-0000 | 20170901629543 | 2-018-245-568