

UNOFFICIAL COPY

This instrument Prepared by:

Law office of
Christopher S. Koziol, P.C.
6444 N. Milwaukee Ave
Chicago, IL 60631



Doc# 1729818065 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/25/2017 02:03 PM PG: 1 OF 2

Return and mail tax statement to:

Kevin Schmitz
Erica Weindruch
3121 N. Monticello Ave
Chicago, IL 60618

After recording mail to:
Ahima Title, LLC.
6444 N. Milwaukee Ave.
Chicago, IL 60631
Ph. 312-651-6070

SPECIAL WARRANTY DEED

This Special Warranty Deed, executed this 17th day of October 2017 by PNC DEVELOPMENT, INC an Illinois Corporation whose address is 3614 W. George St, Chicago, IL hereinafter called GRANTOR, grants to KEVIN SCHMITZ AND ERICA WEINDRUCH, husband and wife whose address is 1451 N. Ashland, # 3S, Chicago, IL hereinafter called GRANTEE AS TENANTS BY THE ENTIRETY

Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.

GRANTOR, for and in consideration of the sum of \$ 10.00 and 00/100 cents and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells assigns, remiss, releases, conveys and confirms unto the GRANTEE all that certain land, situated in Cook County, Illinois, wiz:

LOT 20 IN HEAFIELD'S SUBDIVISION OF LOT 1 IN DAVLIN, KELLEY AND CARROLL'S SUBDIVISION IN THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINO

Permanent Real Estate Index Number: 13-26-107-019-0000
Address of Real Estate: 3121 N. MONTICELLO AVE, CHICAGO, IL 60618

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

REAL ESTATE TRANSFER TAX

25-Oct-2017



CHICAGO:	4,117.50
CTA:	1,647.00
TOTAL:	5,764.50 *

13-26-107-019-0000 | 20171001640822 | 0-823-242-688

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

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And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, hereby specially warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set a hand and seal the day and year first written above.

PNC DEVELOPMENT, INC., AN ILLINOIS CORPORATION

Name of the Corporation

By: *Mitch J. Gaj*
MITCH J. GAJ
President of PNC DEVELOPMENT, INC.,
AN ILLINOIS CORPORATION

State of Illinois)

County of Cook)

REAL ESTATE TRANSFER TAX

25-Oct-2017



COUNTY: 274.50
ILLINOIS: 549.00
TOTAL: 823.50

13-16-107-019-0000 | 20171001640822 | 0-956-104-640

The foregoing instrument was hereby acknowledged before me this 17TH day of October 2017 by MITCH J. GAJ President of PNC DEVELOPMENT, INC., AN ILLINOIS CORPORATION who is personally known to me or who has produced *Mitch J. Gaj* as identification and who signed this instrument willingly.



Christopher S. Koziol

Notary Public

My commission expires _____